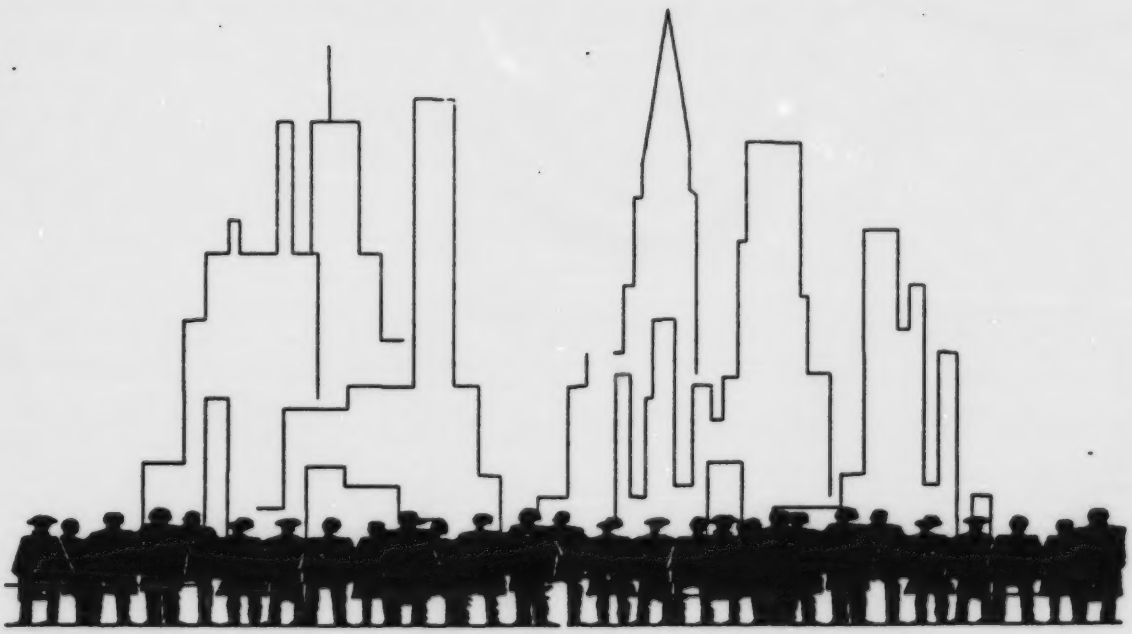
HOUSING AND WORK SPACE NEEDS OF TORONTO'S ARTISTS AND ARTISANS



Prepared for: City of Toronto Housing Department

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HOUSING AND WORK SPACE NEEDS OF TORONTO'S ARTISTS AND ARTISANS

1.0 INTRODUCTION

1.1 Background

Toronto's artists are facing financial and other hardships in their search for affordable living and work space. No Vacancy: A Cultural Facilities Policy for the City of Toronto, a recent report by the Toronto Arts Council, documents the problem faced by the arts community in obtaining affordable and suitable performance, rehearsal, storage and administrative space. It also points to the difficulties encountered by individual artists in their search for affordable work and living space.

No Vacancy refers to an estimated 125,000 people in Toronto who earn some or all of their income from the arts or arts-related work in industry. A segment of this population, particularly visual artists and artisans, work independently of any arts organization and, therefore, must supply their own work or production spaces. Out of economic necessity, or sometimes by preference, this work space is combined with the artist's or artisan's own living space.

In Toronto, artists' studios are permitted in most commercial and many industrial zones. As a result, warehouses in industrial and mixed use districts provide havens for artists. Four such locales are the King/Parliament, Queen/Bathurst, Bloor/Landsdowne, and King/Dufferin neighbourhoods. In the past, artists have established joint live/work spaces in non-residential buildings in these areas. However, market pressures are increasingly forcing them out of these formerly affordable spaces. Commercial leases for such spaces are now being renewed at prices well beyond the reach of artists.

Artists report frequent dislocation as short term leases expire and they are forced to search for less expensive space. This may occur after the artists have invested significant sweat equity in creating their studio space. Staff at Canadian Artists Representation Ontario (CARO) and Toronto Artscape report that significant numbers of Toronto artists are moving to more affordable areas outside the City of Toronto.

To date, only two co-ops -- Arcadia Co-op at Harbourfront and Beaver Hall Co-op at 29 McCaul Street -- have been designed and built to provide affordable living quarters with some common work space for local artists. They provide only 134 units and both have closed their waiting lists. Other live/work initiatives for artists are being considered.

* Part 3.0 presents the findings on art-related characteristics of the artists surveyed, their current living and work space, other types of artists' work space used, previous work and living space, and work space preferences and requirements.

* Part 4.0 summarizes the results and concludes with a discussion of the demand for artists' work space in the City of Toronto.

2.0 STUDY METHODOLOGY

2.1 Defining an Artist for the Purpose of The Study

Since the focus of the needs assessment was on the housing and work space needs of artists, the Steering Committee established a number of eligibility criteria for the inclusion of artists in the study. To be included in the study, the artist must:

* be engaged in a primary art form other than literary[1]; and
* have paid for some or all of their art-related work space out of personal or family income; and
* have satisfied at least one of eight criteria selected from the draft Canadian Artist Code.

Members of the Steering Committee compiled a list of over 102 arts-related organizations in the City of Toronto. The Toronto Arts Council and Toronto Artscape sent each of these organizations a letter introducing them to the study and requesting their assistance in assembling a representative sample of artists in the City of Toronto. The consultants then contacted each of these organization and requested a copy of their membership or mailing lists. Sixty-three out of 102 organizations provided lists, 33 refused and 6 were not contacted after many attempts.

(See Appendix B for the detailed study methodology and Appendix D for a copy of the letter to organizations).

These 63 lists generated 19,698 names of artists, most from the City of Toronto. When classified by artistic discipline, the lists provided names of:

* 2,180 visual artists;
* 1,315 photographers and media artists;
* 3,550 theatre artists;
* 379 dancers and choreographers;

---

[1] Writers were not included because the Steering Committee felt that their work space needs could be satisfied in a residential setting.

[2] The organizations included professional associations and other groups of artists.

* 11,703 musicians; and

* 571 craft and ceramics artisans.

(See Appendix C for a list of organizations contacted.)

2.2 Compiling a Sampling Frame

A target of 300 completed interviews - 50 artists from each of six art disciplines was set. To complete 50 interviews from each art discipline, a random sample of artists living in the City of Toronto was drawn from the list representing that art discipline. In total, 659 names were randomly selected. Letters were sent to these artists introducing them to the study and informing them that an interviewer would be contacting them within the next two weeks. (See Appendix D for a copy of the letter.)

2.3 Key Informant Interviews

The Steering Committee provided the consultant with a list of artists in each art discipline to be used as possible key informants. Personal interviews were conducted with eight of these artists, at least one from each art discipline. The interviews were used to identify issues related to the work and living space needs of artists and to provide input to the questionnaire construction.

2.4 Developing and Pretesting the Questionnaire

The questionnaire was developed in keeping with the objectives of the study and incorporated questions and ideas from several sources:

* questionnaire from the Artists Data Survey, Minneapolis, Minnesota study on artists (Artspace Projects Inc.);

* questionnaire from the Artist Live/Work Survey, San Francisco;

* input from the Steering Committee and consultant; and

* input from the key informant interviews with artists.

The questionnaire was pretested on artists from each art discipline, revised, and then submitted to the Steering Committee for final approval before the fieldwork commenced.

2.5 Fieldwork and Fieldwork Status

Interviews were completed during the months of November and December of 1989 and January of 1990. Of the 659 artists included in the sample, contact was made with 465 artists. Of these:

* 300 interviews were completed - 50 from each of the six art disciplines;
* 21 refused; and
* 144 were ineligible for purposes of the study.

This represented a completion rate of 65% and, of those contacted and eligible for the study, a response rate of 93%. This high response rate reflects the concern and interest of the arts community for more suitable and affordable work space, and indicates that the needs expressed by the artists surveyed are a true reflection of the concerns of the arts community in general.

3.0 FINDINGS

3.1 The Artists and Their Art Work

Artists in Many Disciplines Were Surveyed

The artists responding to the survey covered a wide range of art forms which were categorized into six types for purposes of analysis. As shown in Table 3.1.1, this distribution reflected the wide range of art-related organizations canvassed for their membership and mailing lists and the full co-operation of the artists surveyed for this study.

Clearly a Survey of Professional Artists

The draft Canadian Artist Code includes a number of criteria for recognition of professional artists. These criteria were included as questions on the housing and works space needs questionnaire (see Appendix E). To be eligible for inclusion in the study, an artist had to satisfy at least one of these criteria. With the exception of being represented by a dealer, publisher or agent, over eighty percent of all artist interviewed satisfied each of these criteria. In particular:

* 97% (N=290) of artists presented their work to the public (i.e., by means of exhibitions, publications, performances, readings, screenings);

* 96% (N=289) of artists received compensation from work (i.e., sales, fees, commissions, salaries, royalties, residuals, grants and awards);

* 96% (N=287) of artists received professional training, either in an educational institution or from a practitioner or teacher recognized within their profession;

* 88% (N=265) of artists had a record of income or loss for their art work;

* 88% (N=263) of artists promoted or marketed their artistic work (i.e., presented themselves for auditions, sought sponsorship, agents or engagements);

* 83% (N=250) of artists received public or peer recognition in the form of honours, awards, professional prizes or public critical review;

TABLE 3.1.1

Number and Percentage of Artists Responding to the Survey by Primary Art Form

	N	%
Visual Arts		
painter	19	6
sculptor	17	6
printmaker	4	1
installation	2	1
mixed media	5	2
performance	1	-
other visual	2	1
Photography and Media Arts		
photography	15	5
holography	3	1
film and video	29	10
other photography and media arts	3	1
Theatre Arts		
actor	38	13
director	2	1
set designer	2	1
performance	3	1
other theatre	5	2
Dance		
dancer	21	7
choreographer	20	7
lighting designer	1	-
performance	3	1
other dance	5	2
Music		
singer	12	4
musician	25	8
composer	10	3
musical director	1	-
other music	2	1
Crafts/Ceramics		
pottery/clay	15	5
glass	6	2
metals	2	1
jewellery	13	4
other crafts/ceramics	14	5
Total	300	100

* 81% (N=244) of artists were members of a professional association or trade union related to artistic activity; and

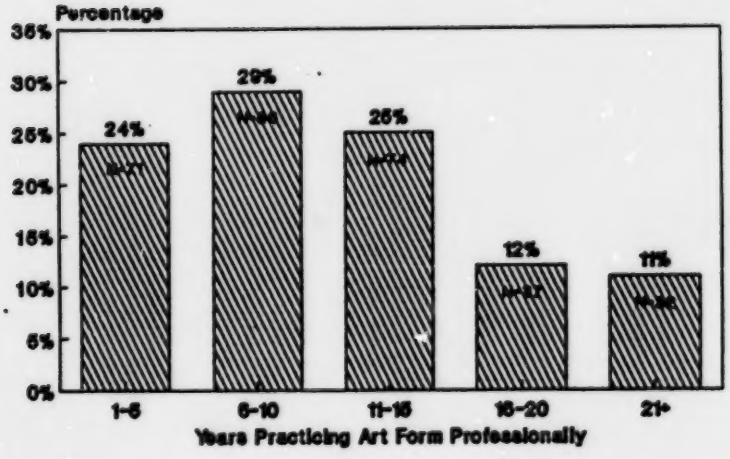
* 44% (N=133) of artists were represented by a dealer, publisher or agent.

The sample of artists interviewed for the needs assessment was clearly a sample of professional artists.

Average 12 Years Working as a Professional Artist

The number of years artists had spent practicing their art form as a professional ranged from less than one year to sixty years, with an average of 12 years. As shown in Figure 3.1.2, over three-quarters of the artists surveyed had practiced their art form as a professional for fifteen years or less.

FIGURE 3.1.2
Years Practicing Art Form
As a Professional Artist



The number of years artists had practiced their art varied by art discipline. Photographers and media artists had, on average, worked only eight years as professionals, and musicians 16 years.

Spend $6000 Per Year on Art Related Expenses Excluding Work Space

Artists were asked "approximately how much money did you spend in 1988 on art-related expenses excluding work space?". Their answers ranged from no art related expenses to $60,000, with an average of $5,718 and a median of $4,500. The amount of money spent on art-related expenses varied by type of artist. On average:

* visual artists spent $4,521 (median = $3000);
* photographers and media artists spent $7,446 (median = $5000);
* theatre artists spent $7,525 (median = $5000);
* dancers and choreographers spent $5,016 (median = $4250);
* musicians spent $5,742 (median = $3250); and
* craft and ceramics artisans spent $4,057 (median = $2250).

The ratio of art-related expenses to total personal gross income was very high. On average, artists spent almost one-quarter (.28) of their total personal income before taxes and deductions on art-related expenses excluding work space. This ratio varied slightly by discipline:

* .23 for visual artists;
* .36 for photographers and media artists;
* .30 for theatre artists;
* .24 for dancers and choreographers;
* .22 for musicians; and
* .33 for craft and ceramics artisans.

3.2 Demographic and Socio-economic Profile of the Artists Surveyed

Young, Well-educated, with Few Children (See Appendix F: Table F.1)

A demographic profile of the artists surveyed showed that:

* three-quarters of the artists were under the age of 40, with 45% (N=136) being between the ages of 30 and 39;
* nearly equal proportions were male 47% (n=141) and female 53% (N=159);

* 81% (N=244) of artists were members of a professional association or trade union related to artistic activity; and

* 44% (N=133) of artists were represented by a dealer, publisher or agent.

The sample of artists interviewed for the needs assessment was clearly a sample of professional artists.

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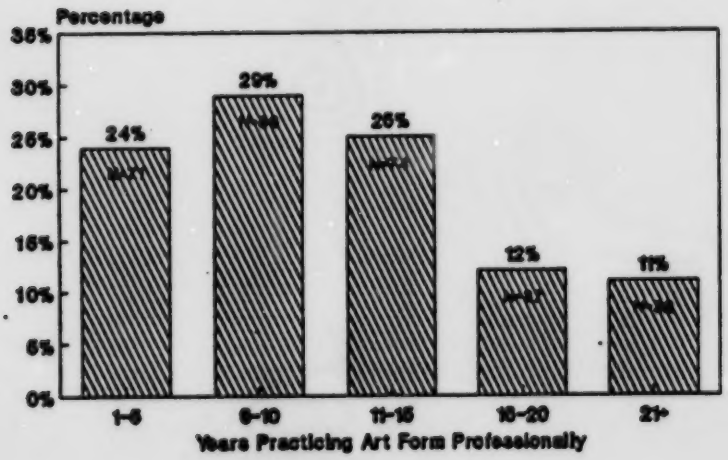


The number of years artists had practiced their art varied by art discipline. Photographers and media artists had, on average, worked only eight years as professionals, and musicians 16 years.

* three-quarters of the artists had post secondary education, with 22% (N=65) having a community college or undergraduate certificate, 37% (N=112) having a bachelor's degree, and 16% (N=49) having a post graduate degree or diploma;

* slightly over one-half of the artists were married or living with a partner; the remaining were either separated, divorced, widowed or had never been married; and

* only 25% (N=76) of the artists had children living in their household; another 6% (N=17) had children living elsewhere.

Many Artists Own a Motorized Vehicle

Sixty per cent of the artists owned at least one motorized vehicle, and 15% owned two or more.

Many Artists Work at Two Jobs (See Appendix F: Table F.2)

Artists spent, on average, 32 hours per week working on their art work, with very little variation by art discipline in the average number of hours worked per week. In addition to their work as an artists, 56% (N=168) of the artists surveyed were also working at another job. These artists, on average, spent an additional 27 hours at their other job. Combining the number of hours spent working as an artist and the number of hours spent working at another job, we find that artists work, on average, 47 hours per week.

The total number of hours working as an artist and at another job did vary somewhat by art discipline, with visual artists and photography and media artists anchoring the high end at over 50 hours per week and theatre and dance artists anchoring the lower end at 42 hours per week.

Of the artists employed in another job (N=168), less than one-half worked a full year (43%, N=72). On average, artists employed in another job were employed 38 weeks out of the year.

Second Jobs are Usually Skilled or Professional

While it is often assumed that artists work in unskilled or semi-skilled occupations to supplement their art income, the data did not support this assumption. Of the 168 artists employed in a second job, fully 37% (N=62) were employed in professional occupations; another 17% (N=28) were employed in the semi-professions; and 8% (N=13) were employed in management or supervisory occupations. Only 38% (N=64) were employed in clerical, sales and service or craft and trade occupations.

Fully sixteen per cent (N=27) of the artists employed in a second job were self-employed. This figure is substantially higher than the overall proportion of self-employed in Ontario.

Artists' Income Comes from Multiple Sources

Artists were asked about their sources of income in 1988 and the data showed that their incomes came from multiple sources. In particular:

* 80% (N=241) earned income from their art;
* 56% (N=168) earned income from another job;
* 27% (N=82) received a government grant; and
* 14% (N=42) received other sources of income from the government, such as unemployment insurance, general welfare allowance, or family benefits allowance.

Artists Earn Very Little from their Art Work (See Appendix F: Table F.3)

In 1988, artists averaged total personal gross income before taxes (including their art income) of $23,724. Incomes ranged from no income up to one successful artist who earned $135,000 per year.

Average total gross personal income varied by art discipline, with theatre artists anchoring the high end at $28,024 and dancers the low end at $20,220 and visual artists midway at $24,254.

In 1988, artists' gross income from art averaged $11,771. and when art-related expenses excluding work space were subtracted from gross income, average art income decreased to $5,754. Subtracting the estimated cost of work space, average net income from art was further reduced to $1,561. Not including work space costs, 31% of artists showed a net loss in their art-related income. Including work space costs, 52% of the artists surveyed showed a net loss in art-related income. A sizeable portion of artists, then, are supplementing their art work with income from other sources.

Average net earnings from art also varied by art discipline. Theatre artists, again, had the highest net earnings, close to $8,000, followed by musicians. Both visual artists and photography and media artists had net losses, on average, in 1988. The photography and media artists surveyed for this study had net losses from their art activities (net art expenses and work space costs) of $7,387, while visual artists showed net losses of $2,215 on average.

FIGURE 3.2.2
Artists' Total Personal Income Before Taxes, 1988

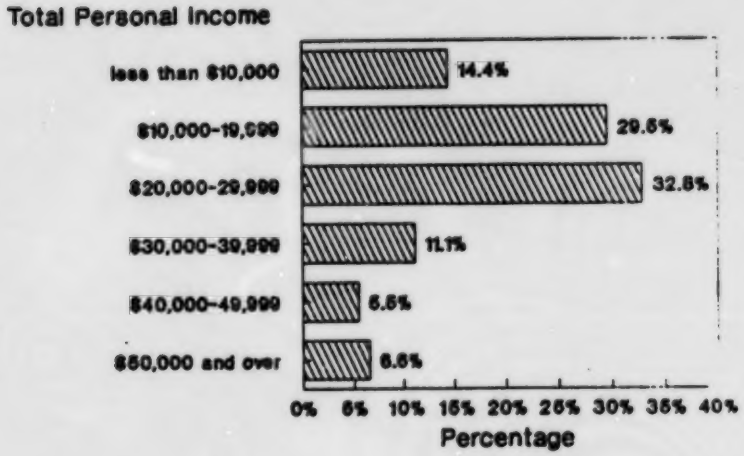


FIGURE 3.2.3
Artists' Gross Art Income, 1988

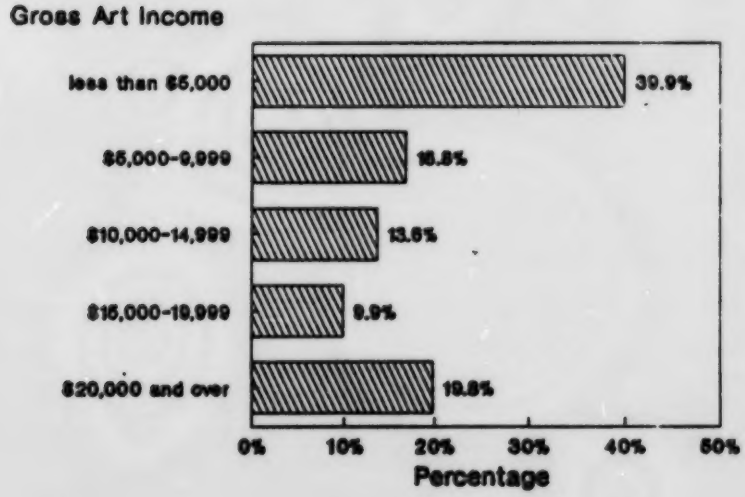


FIGURE 3.2.4a

Artists' Net Art Income Before Workspace Expenses, 1988

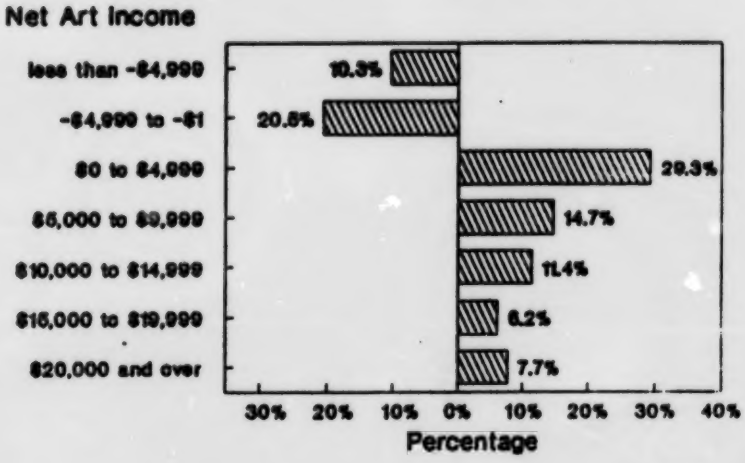
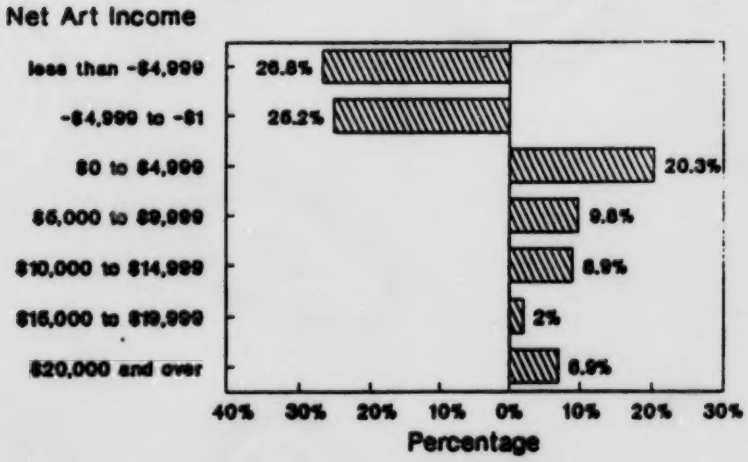


FIGURE 3.2.4b

Artists' Net Art Income After Workspace Expenses, 1988



3.3 Current Work and Living Space

Artists Had a Variety of Work and Living Space Arrangement (See Appendix F: Table F.4)

Artists were asked a set of questions designed to gather information on their current work space. With respect to the arrangement of work and living space:

* 44% (N=132) had a combined work and living space;
* 28% (N=85) had their work space separate from their living space, but in the same building or on the same lot; and
* 28% (N=83) had separate work and living spaces.

The arrangement of work and living space varied by art discipline. Over 50% of visual artists, photography and media artists, theatre artists and musicians had combined work and living spaces, as compared to 10% of dancers and 24% of craft and ceramic artisans. These artists were far more likely to have work spaces which were separate from their living space.

Most Artists Work in Residential Buildings
(See Appendix F: Tables F.5, F.6, F.7, F.8 and F.9)

The type of building in which artists' work space was located varied considerably, as shown in Table 3.3.1. Over sixty per cent had their work spaces in residential buildings, including houses, accessory apartments and apartment buildings. The remaining artists had their work spaces in commercial or industrial buildings.

The location of artists' work space varied considerably by art discipline. Theatre artists and musicians were more likely than other artists to have their work space in a residential building; dancers were more likely than other artists to have their work space in another space such as a church or studio. Photographic and media artists and craft artists and artisans were more likely than other artists to have their work spaces in industrial buildings. Visual artists were more likely to have their work space in residential buildings.

Shared work and living space was most likely located in a residence, including a house, accessory apartment or apartment building. Separate work space, which was located in the same building as living space, was predominantly found in a single family or semi-detached home. Work space that was separate from living space was most often located in a warehouse, factory, or other industrial building, or another non-residential property.

TABLE 3.3.1

Type of Building in Which Work Space Was Located

	N	%
Residential	192	64
single family home	78	26
accessory apartment/apartment or flat in a duplex or converted house	34	11
semi-detached house	33	11
apartment in a building that has less than five storeys	22	7
apartment in a building that has five or more storeys	17	6
row house	5	2
condominium	3	1
Non-Residential	108	36
warehouse	19	6
factory/other industrial building	18	6
churches	12	4
warehouse loft	8	3
live a store	7	2
studio	7	2
office building	6	2
artist co-op	6	2
theatre	4	1
storefront	3	1
other non-residential*	18	6
Total	300	100

Artists who had work space in a separate building from their living space were much less likely to own their work or living space than artists whose work and living spaces were located in the same building.

Almost one-third (31%, N=93) of the artists owned their own work space; the remainder rented with a lease (25%, N=76) or without a lease (40%, N=120). A small percentage (4%, N=11) had another arrangement. Of those 76 artists with a lease only 15 had a sale or demolition clause in their lease. A demolition clause means that tenants with a lease are subjected to eviction with a 6 months notice if the demolition clause is put into effect.
A profile of artists who rented their work space indicated that they were more likely to:

* be under the age of 30;
* have their work space in an apartment or commercial or industrial building;
* have separate living and work spaces.

A profile of artists who owned their work space indicated that they were more likely to:

* be over the age of 40;
* have their work space in their home;
* have combined living and working spaces or working space separate from their living space but in the same building or on the same lot.

Artists were also asked if they shared their work space with other artists, and 42% (N=125) indicated that they shared this space.

Artists Work Space Spread Quite Evenly Across Toronto

One assumption made by the Steering Committee was that artists live and work within a small area of the City of Toronto centered around the major non-residential neighbourhoods. Maps were prepared to show the location of artists' live and work spaces by Census tracts. As shown in Figure 3.3.a and Figure 3.3.b, the data did not support this assumption. Artists' work space, either when shared with living space or separate but in the same building or on the same lot, was distributed fairly evenly across all Census tracts in the City of Toronto. As shown in Figure 3.3.c and Figure 3.3.d. when artists had separate working and living spaces, their living spaces were distributed across the City but their working spaces were disproportionately found in the King/Parliament,

Queen/Bathurst, King/Dufferin and St. Clair/Bathurst and St. Clair/Dufferin areas.

Small Work Spaces

Artists were asked to estimate the square footage of their personal work and living space. While two-thirds of artists had work spaces under 200 square feet, one-fifth had much larger work spaces, so that the average work space size was 453 square feet. Combining the work and living spaces occupied by artists, the data indicated that, on average, artists were using 1,282 square feet of space.[1] Table 3.3.2 shows the average square footage for work, living and combined work and living space by current work space arrangement. The data indicate that artists who had a combined work and live space occupied a smaller space than those who had separate work and live spaces in the same building or on the same lot than those who had their work and living spaces in separate buildings. Further, artists who had work spaces in a separate building had much larger work spaces than the other two groups of artists.

The size of the average combined work and living space varied by art discipline:

* visual artists occupied an average of 1,204 square feet;
* photographers and media artists occupied an average of 1,036 square feet;
* theatre artists occupied an average of 993 square feet;
* dance artists occupied an average of 1,900 square feet;
* musicians occupied an average of 1,210 square feet; and
* craft and ceramic artists and artisans occupied an average of 1,523 square feet.

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[1] The responses to the questions concerning the square footage of living and working space were grouped in approximate size categories in the questionnaire. To calculate and combine the square footage of living and working space for the different arrangements, the square footage represented by each category was approximated by the mid-point of each category, with the exception of the upper category "more than 2,000 square feet", which was represented by its lower limit. The resulting figures on square footage are thus approximate estimates.

Figure 3.3.A Location of Artists with Combined Living and Work Space

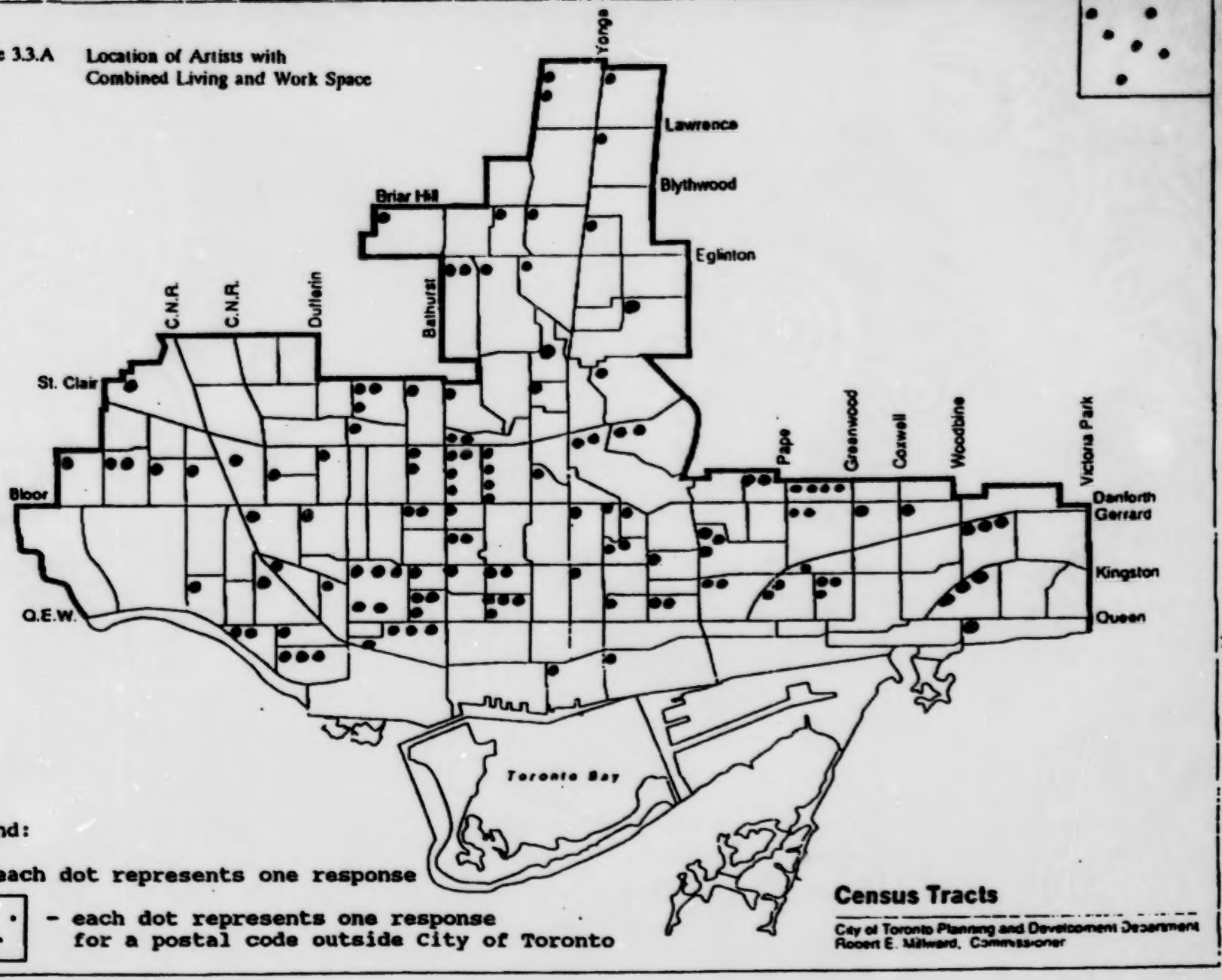


Figure 3.3.B Location of Artists whose Living and Work Space are Separate but on Same Building or on Same Lot

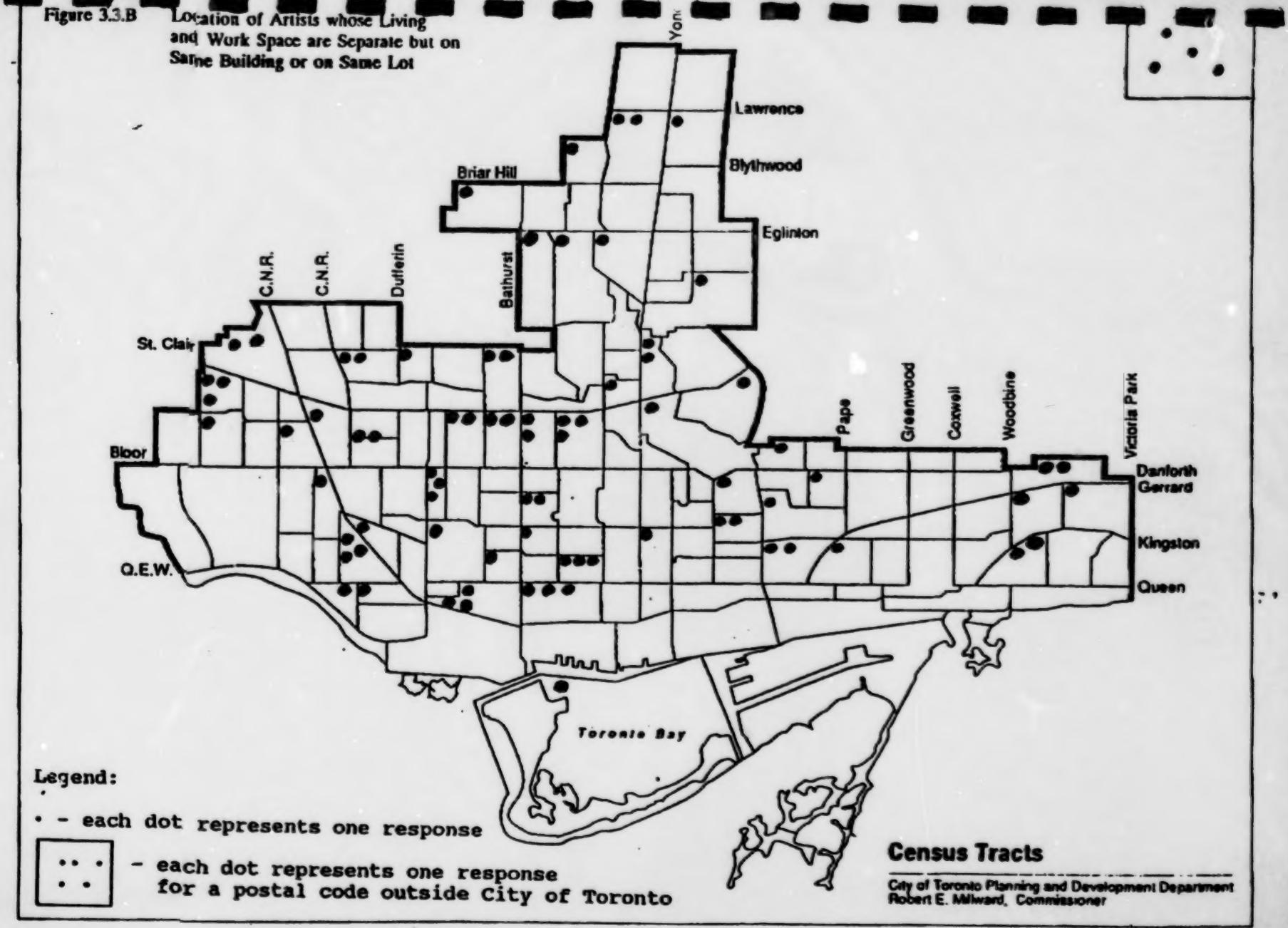


Figure 3.3.C

Location of Artists Work Space for Artists with Separate Living Space

Note: 25 artists with separate living and work space did not know the postal code of their work space.

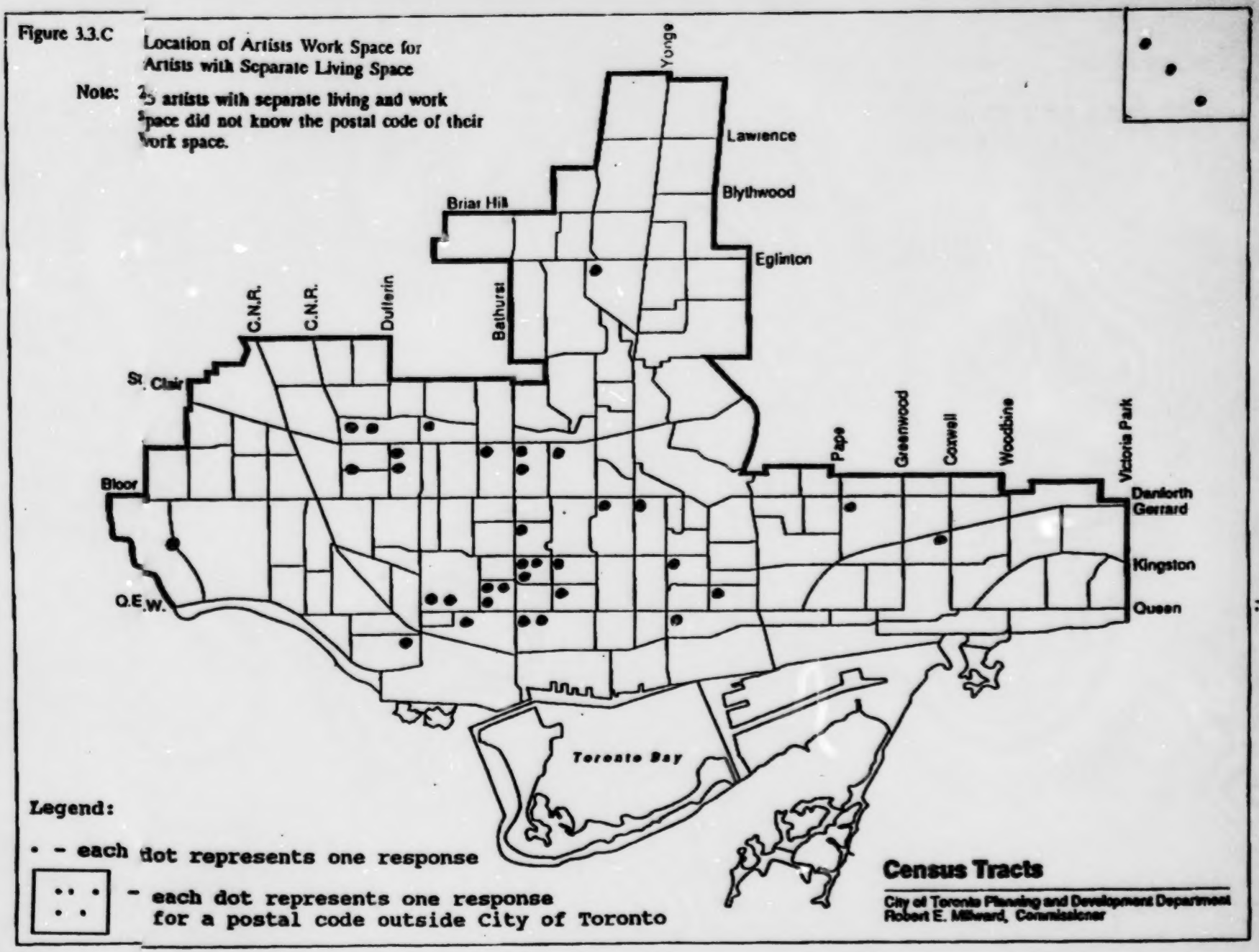


Figure 3.3.D Location of Artists Living Space for Artists with Separate Work Space

TABLE 3.3.2

Average Work and Living Space Size
by Current Work Space Arrangement

Current Work Space Arrangement	Square Feet		
	Work Space	Living Space	Combined Work & Living Space
Total	453	857	1282
Same work and living space	302	669	943
Separate work and living space in the same building	326	1043	1380
Separate work and living spaces	874	966	1784
Total N	275	255	250

Artists Over-burdened by Housing and Work Space Costs
(See Appendix F; Table F.10)

Artists were asked "How much do you pay per month for your work and living spaces including rent or mortgage, utilities and taxes?" If the space was shared, they were asked to give the "actual cost to you". On average, artists paid:

* $293 for their work space; and

* $569 for their living space.

Combining both the costs for work and living space the average cost was:

* $862.

As a percentage of income 44% of artists' total gross personal income, on average, was spent on living and working space.

40% in Present Work Space for Less than 2 Years

(See Appendix F; Table F.11, F.12)

One widely held assumption about artists is that they face frequent moves. To test this assumption, artists were asked how many work spaces they had had in the last five years. Two-thirds of the artists had moved within the last five years and 40% have had their current arrangement for less than two years.

A profile of artists who had been in their work space for less than five years indicated that they:

* were under the age of 30;
* had their work space in a non-residential building;
* had separate work and living spaces; and
* rented their work space with no lease.

Sweat Equity is Invested

Another widely held assumption about artists is that they invest significant amounts of sweat equity in creating their studios to suit their own tastes and requirements. To investigate this assumption, the survey contained the question: "Other than decorating did you make improvements to or renovate your current work or work/living space to suit your needs? Did you make the following type of improvements: electrical, partitioning, plumbing, lighting or ventilation?".
The data showed that 45% (N=134) of artists made significant improvements or renovations to their current work space. In particular:

* 34% (N=102) made electrical improvements;
* 24% (N=73) put up partitioning;
* 20% (N=60) improved the plumbing;
* 39% (N=117) improved the lighting; and
* 20% (N=61) improved the ventilation.

Many Environmental Hazards in Current Work Space

The health and occupational hazards associated with art-related work are becoming a concern to many artists. This concern extends not only to the effects potential hazards may have on their own health, but on their family's health as well, since so many artists have work spaces either in or adjacent to their living spaces. Artists were given a list of potential hazards and asked if any of

them were present in their work space. A substantial number of artists indicated the presence of the following hazards:

* 35% (N=106) mentioned fumes;
* 22% (N=67) mentioned combustibles or fire hazards;
* 31% (N=92) mentioned toxicity;
* 23% (N=69) mentioned high decibel sound;
* 14% (N=41) mentioned harsh light or glare; and
* 17% (N=50) mentioned another potential hazard, including dirt and other safety hazards.

High Levels of Dissatisfaction with Current Work Space
(See Appendix F; Table F.13)

When asked, "Overall, are you very satisfied, satisfied, dissatisfied, or very dissatisfied with your current work space", 28% of artists said they were very dissatisfied or dissatisfied with their current work space. Given a positive bias to satisfaction questions in general, 28% shows a very high proportion of dissatisfaction among artists. When asked if they were looking for new work space, 28% (N=84) said "yes". The data show that those artists most likely to be looking for a new work space were:

* under the age of 30;
* artists whose current work space was in a separate building from their living space, or artists who had shared work and living spaces;
* artists whose work space was in an apartment or non-residential building; and
* artists who rented their work space.

Artists are Leaving Toronto

A concern expressed by members of the Steering Committee was that artists are moving out of the City of Toronto to more affordable areas. While it was not possible to arrive at a number to express the magnitude of the problem, the artists surveyed for this study were asked, "How many artists do you know personally who have moved out of the City of Toronto within the last year because of problems related to their work space?" Two-thirds of the artists were able to mention at least one, and the average number given by artists was 0.79. Musicians were most likely to name other artists who had moved out of the City. On average, musicians knew 3.6 artists who had moved.

3.4 Additional Types of Artists' Work Space Used

Artists were asked, "In addition to your work space, do you use any other types of space for your artistic work?" 79% (N=236) of artists used other types of work space including:

* 33% (N=98) used exhibition or gallery space;
* 39% (N=116) used rehearsal space;
* 46% (N=138) used studio space;
* 42% (N=127) used performance or theatre space; and
* 41% (N=122) used other types of space including churches, film locations, darkrooms, clubs and bars, outdoors, an office or their living space.

Thirty-two per cent of the artists used this space several times a week (N=96). Another 21% (N=62) used additional art work space several times a month, and the remaining 26% (N=77) used other types of work space only a couple of times a year.

Of the 236 artists using additional work space, 47% did not pay for this space. The remainder paid anywhere from $50 to $15,000, with the average being about $1000 a year.

3.5 Work Space Moves for Many Reasons

As noted earlier, two-thirds of artists had moved their work spaces in the last five years. Of those who had changed their work and living space arrangement in the last five years, (N=176) not including their previous work space:

* 35% (N=61) had had two work spaces;
* 21% (N=37) had had three work spaces;
* 13% (N=23) had had four work spaces;
* 10% (N=18) had had five work spaces; and
* 20% (N=35) had had six or more work spaces.

When asked to explain the move out of their previous work space and into their present space, a variety of reasons were given including:

* 26% (N=46) moved to more suitable work space;

* 19% (N=34) were evicted, their lease expired, or the space became unavailable due to the sale of the building;

* 15% (N=27) moved into the City of Toronto from other locations;

* 14% (N=24) moved because the space was too expensive;

* 13% (N=22) moved for other personal reasons;

* 7% (N=13) moved to a new location in the City of Toronto;

* 6% (N=10) purchased work space.

3.6 What Artists Want and Need in a Work Space

Work Space Requirements (See Appendix F: Table F.14)

Artists were read a list of forty-five work space-related factors and asked whether each was important to them and, if important, whether their current needs were satisfied. The work space-related factors may be grouped into:

i) those inside the work space;

ii) those in the same building as the work space, and;

iii) those beyond the building.

i Inside the Work Space

Artists identified twelve internal work space factors as important, and not currently meeting artists' needs. They were:

* cost of space;

* adequate fire safety features;

* good natural lighting;

* size of space;

* private work space with walls;

* low levels of dust;

* water outlet;

* high ceilings;

* separate work space in the same building as you live or on the same lot;

* mechanical ventilation/exhaust system;

* parking space;

* stable rent.

ii) In the Same Building as the Work Space

Three building-related factors external to the work space which were identified as important by two-thirds of artists, but which were not meeting artists' needs were:

* low levels of noise;

* storage space in the same building;

* sound isolation or proofing.

iii) Beyond the Building

Work space-related factors external to the building which were important to over three-quarters of the artists surveyed, but were not currently meeting artists' needs included:

* proximity to conveniences;

* socially tolerant community;

* proximity to artistic activities;

* proximity to other artists;

* proximity to compatible artists.

'Factors were identified using the criterion that two-thirds of artists judged them to be important in selecting a work space and less than two-thirds of these artists felt that their needs were met with respect to these factors.

The Ideal Work Space Would Be ... (See Appendix F, Table F.15)

Artists were asked about the types of work spaces they would consider, including the type of neighbourhood, work place size, the maximum monthly amount they could pay and whether they would consider a shared or co-operative work space arrangement.

Most artists would prefer their work space to be in a mixed residential/commercial area. When asked specifically about various types of neighbourhoods:

* 64% (N=191) would prefer a mixed residential/commercial neighbourhood;
* 43% (N=129) would prefer a residential neighbourhood;
* 29% (N=88) would prefer a commercial neighbourhood;
* 17% (N=52) would prefer an industrial neighbourhood;
* 11% (N=32) would prefer a rural or remote area; and
* 15% (N=46) had no strong neighbourhood preference.

Artists who would prefer a commercial or industrial neighbourhood were more likely to have their current work and living spaces in separate buildings, and to have their current work space in a commercial or industrial neighbourhood.

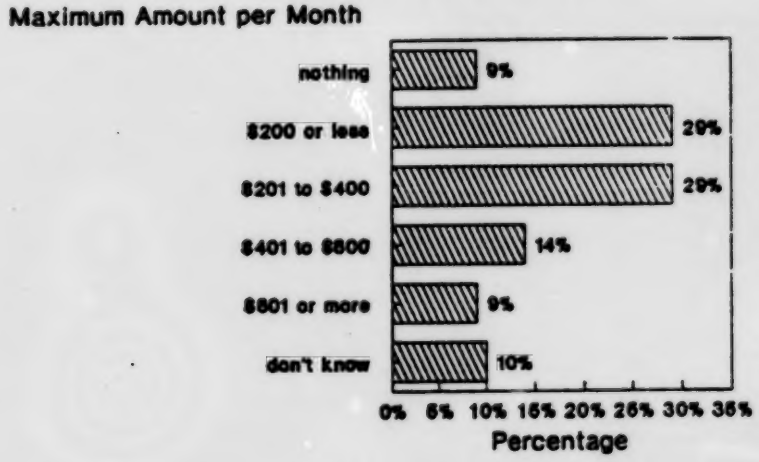
Most artists would prefer, on average, about 900 square feet of work space. Dancers would prefer a larger work space of around 1,500 square feet. This is substantially more than the 200 square feet of work space currently used by over two-thirds of artists. Specifically:

* 19% (N=58) would prefer less than 400 square feet;
* 30% (N=89) would prefer 400 to 799 square feet;
* 22% (N=67) would prefer 800 to 1,199 square feet;
* 25% (N=74) would prefer over 1,200 square feet, and;
* 4% did not know.

Artists were asked the maximum amount they could pay for their work space, including rent/mortgage, utilities and taxes. The amount given varied from not being able to afford to pay for any work space, to $4,000 a month. On average, artists could afford to pay $384 and the variation was as follows:

FIGURE 3.8.1

Maximum Amount Artists Could Pay for Workspace per Month



Again, dancers would be willing to pay more ($615), given their preference for a larger work space. Two-thirds of artists identified that they would consider either a shared (N=197) or a co-operative work space arrangement (N=199).

The City of Toronto may be able to provide some temporary unfinished warehouse space for use as artists' work space in the near future. Unfinished means that there would be heat, electricity, and water, but it would not necessarily be partitioned. Artists were asked if they would consider leasing such temporary work space. A sizeable number of artists showed interest in this possibility.

* 39% (N=116) would be interested if a one year lease were available;

* 49% (N=146) would be interested if a two year lease were available;

* 50% (N=150) would be interested if a three year lease were available;

* 52% (N=156) would be interested if a four year lease were available.

4.0 SUMMARY AND CONCLUSIONS - THE DEMAND FOR ARTISTS' WORK SPACE IN THE CITY OF TORONTO

4.1 A Profile of Artists in Toronto

The 300 artists surveyed for this study were randomly selected from a list of 19,698 artists provided by 63 arts-related organizations in the City of Toronto. They represent six art disciplines including visual arts, photography and media arts, theatre arts, dance, music and craft and ceramics. The artists were surveyed by telephone using a standard questionnaire. As such, the study addresses the general problems experienced by artists in their need for artists' work space, and does not address the problems held specifically by any one arts discipline.

The sample of artists were clearly professional artists. The draft Canadian Artists' Code includes a number of criteria for recognition of a professional artist. With the exception of being represented by a dealer, publisher or agent, over eighty per cent of all artists interviewed satisfied the remaining seven criteria. On average, these artists had spent 12 years practicing their art form.

The artists were young and well-educated; three-quarters were under the age of 40 and three quarters had post secondary education. Despite being highly educated, the incomes of artists were low, many falling below the poverty line for the City of Toronto. Many artists supplemented their art income with income from an additional job, government grant or other government sources of income. In 1988, artists averaged total personal gross income before taxes of $23,724 and the median income (or income at which 50% of the artists fell below) was $ 20,000.

From their art work, artists made, on average, $11,771 gross income in 1988. Artists had art-related expenses such as materials and self-promotion to subtract from their gross income to arrive at their net income from art, and the expense of a work space. When these expenses were subtracted from their total personal gross income from art, artists' average art income fell to $1,561 and their total personal income before taxes was $13,514 in 1988.

Artists had a wide variety of work and living space arrangements. Forty-four per cent had combined work and living space; 28% had their work space separate from their living space, but in the same building or on the same lot; and 28% had separate living and working spaces.

Artists had a variety of work and living space arrangements. One-third of the artists owned their own work space and were most likely to have separate work and living spaces in the same building or on the same lot.

Over two-thirds of the artists rented their work space, most without benefit of a lease. This work space was either combined with living space or in a separate non-residential building.

Nearly two-thirds of the artists had their work space located in a residential building; the remaining one-third had their work spaces in a wide variety of non-residential buildings including warehouses, factories, churches and other non residential buildings.

Only 10% of the artists surveyed were both living and working in non-residential buildings.

The data showed that the majority of artists were occupying about 200 square feet for their working space. When given a preference, artists would ideally like four times as much space as they presently have-- 800 square feet for their work area.

Artists were over-burdened by their housing and work space costs. On average, they pay $293 per month for their work space and $569 per month for their living space or $862 in total. As a percentage of income, then, artists were spending 44% of their total personal gross income on work and housing space. If one also considers that 24% of their gross personal income was spent, on average, on other art-related expenses, artists had very little income left over to meet their other living expenses.

In addition to their work space, the majority of artists were also using additional work spaces and some were using more than one additional type of space. This included exhibition or gallery space, rehersal space, studio space, performance or theatre space and other types of space. Many of the artists using additional work space also had to pay for the use of this space, further increasing the already high proportion of their income spent on housing and work space.

4.2 Testing Widely-held Assumptions About Artists

One purpose of this study was to test certain widely-held assumptions about artists in the City of Toronto.

1. Do artists live and work in the commercial and industrial zones of the City?

One widely held assumption is that industrial and mixed use districts of the City provide havens for artists but this assumption was not strongly supported in the study results.

The survey showed that the majority of artists had their working space either combined with their living space or separate but in the same building or on the same lot. These artists were widely distributed across the City of Toronto.

Slightly more than one-quarter of the artists surveyed had separate work and living spaces. For these artists, their living spaces were widley distributed across the City but their work spaces were largely centered around the King/Parliment, Queen/Bathurst, King/Dufferin, St. Clair/Dufferin and St. Clair/Bathurst neighbourhoods.

2. Do artists prefer to live in communities of their peers?

A second assumption tested in this study is that artists prefer to live in communities of their peers and this assumption was supported by the survey data. When asked which work space-related factors external to the building were important, over two-thirds of the artists identified proximity to other artists, especially compatible artists and proximity to artistic activities as important.

3. Do artists invest significant amounts of sweat equity when creating their studios to suit their own tastes and requirements?

A third widely held assumption tested in this study is that artists invest significant amounts of sweat equity in creating their studios to suit their own tastes and requirements. The survey data supported this assumption. Nearly one-half of artists had made significant improvements or renovations to their current work space.

4. Are artists leaving the City of Toronto in significant numbers?

Of concern to this study is the opinion that artists are leaving the City to more affordable areas elsewhere. This assumption was supported by the study data. Two-thirds of artists were able to mention at least one artists that they had known personally who had moved out of the City within the last year because of work space problems.

5. Do artists work at other jobs in addition to their art work to supplement their art income?

Fifty six per cent of the artists worked at a second job to supplement their art income. Additional income was also obtained from other sources such as through government grants or other income from government.

6. Do artists work in unskilled or semi-skilled occupations to supplement their art income?

It is often assumed that artists work in unskilled or semi-skilled occupations to supplement their art income. The data did not support this assumption. Of those artists working in a job in addition to their art work, over 60% were working in professional, semi-professional, managerial or supervisory occupations.

7. Do artists face frequent dislocation?

A major concern for this study was that artists face frequent dislocation as short term leases expire. The study found that two-thirds of artists had moved their work space in the last five years; 40% had changed their work space within the last two years; and 28% were presently looking for new work space. While the study found frequent relocation, the artists had moved for a wide variety of different reasons. Of those who had moved within the past five years, one-fifth had moved because they were evicted, their lease expired or the space became unavailable due to the sale of the building. Most moved because they had found more suitable or affordable work space elsewhere.

4.3 The Need and Demand for Work Space

The findings from the HOUSING AND WORK SPACE NEEDS OF TORONTO'S ARTISTS AND ARTISANS clearly indicate a need and demand for artists work space in the City of Toronto. Many artists are moving out of the City to more affordable areas and if the City is concerned with maintaining an active and viable arts community, the City must make both long and short-term solutions to artists' space and affordability problems.

There is a need and demand for a variety of work and living space arrangements for artists.

A minority of artists, most often those over the age of 40 own their own homes and combine their work space with their housing space. In some instances this is shared space, in others it is separated from the living space. In general, this group did not express as great a need for work space as those who rented their work and living spaces. This is not to say that some of them may not actually prefer a separate work space if they could afford it. Artists, in all types of work and living space arrangements, identified work environmental hazards in their work space and these hazards are a concern when the work and living spaces are combined. As well, some of these artists may be practicing their art in

illegal spaces and the City may wish to consider measures to allow these artists to practice their art legally in their own homes.

The majority of artists rent their work and living spaces. This group is more likely to be younger and expressed a greater need for affordable work space in the City of Toronto. This group had a wide variety of work and living space arrangements. Many combined their work and and living space; others had separate space, some in the same building or on the same lot, others in separate non-residential buildings. This group faced more frequent relocations, were more likely to be dissatisfied with their space and to be looking for new work space.

It is difficult to quantify the exact demand for work spaces in the City of Toronto. The artists surveyed for this study represented only 300 from a list of 19,698 artists provided by 63 arts-related organizations in the City. There was very little duplication on these lists. Further, the Toronto Arts Council made grants to 237 Toronto-based organizations in 1989. This indicates that the number of artists in the City of Toronto is currently more than the 19,698 artists identified for this study.

Special tabulations from the 1986 Census for the Ontario Arts Council by Statistics Canada shows 12,190 persons 15 years and over employed in arts-related occupations (excluding writing) in the City of Toronto in 1986. The number of artists generated from 63 of 102 organizations who provided the names of artists suggests that the 1986 Census estimate is probably low. The Census recorded information on an individual's occupation in the reference week. If more than one job was held, the respondent was instructed to report on the job at which the respondent worked the most hours. As such, the Census underestimates the number of artists, since many artists supplement their art income with second jobs.

To estimate the demand for work spaces in the City of Toronto, the following adjustments and calculations are made. There were approximately 6% duplicate names on the list of 19,698 artists supplied to this study, and approximately 10% of the artists listed did not live in the City of Toronto. As well, 22% of the artists contacted were not eligible for this study because they did not pay for some or all of their work space out of their personal or family income or they were excluded because they were writers. This suggests that the population of artists eligible for this study was closer to 12,213. And, again, this is probably a low estimate given that not all organizations complied with our request for the names of artists.

If 28% of artists are currently dissatisfied with their work space, and were currently looking for new work space, this suggests a demand for 3,420 work spaces in the City of Toronto.

When asked about their preferences for work space, in general, artists expressed a need for safe and clean space, in an urban setting with stable and affordable rent.

There is a need, then, for the City to address this shortage of affordable and suitable work spaces for artists. Both short term and long terms solutions are recommended. The artists did express an interest in temporay solutions as long as some security of tenure is guaranteed. While short term solutions such as making existing warehouse or industrial space available to artists may ease the immediate need, long terms solutions must be sought.

APPENDIX A

STEERING COMMITTEE MEMBERS

ARTISTS' HOUSING AND WORK SPACE NEEDS ASSESSMENT

STUDY STEERING COMMITTEE

Elaine Carol
Performance Artist

Judy Gouin
Artist/Former Fil, Photography and Video Officer,
Ontario Arts Council

John McKinnon
Visual Artist/Sculptor

Tom Ostler
City of Toronto
Planning and Development Department

Judy Scolnik
The Studio, A Visual Artists' Retirement Home

Judith Stephens-Wells
Executive Director
Toronto Artscape Inc.

Lesley Watson
City of Toronto
Housing Department

APPENDIX B

STUDY METHODOLOGY

ARTISTS' HOUSING AND WORK SPACE NEEDS ASSESSMENT STUDY

STUDY METHODOLOGY

Contact Organizations - September/October

Letters were sent out to over 100 arts-related organizations introducing the study to them and requesting their assistance in assembling a representative sample of artists in the City of Toronto. Ann Marie Greenaway was responsible for contacting these organizations in order to obtain their membership or mailing lists. Sixty-two out of 102 organizations sent us their lists. From these 63 lists, approximately 20,000 eligible artists were identified. Please refer to Tables 1 and 2 for a breakdown of these numbers. From these lists a sampling base for the artist study was created. Those who did not live in the City of Toronto (according to their postal code) were screened out. A systematic random sample of artists was chosen from these lists, resulting in a base of 853 names. These names were entered into a computerized database designed specifically to monitor the progress of the study. Not all names were used for this study.

SAMPLING BASE

ART TYPE	N
Visual Art	128
Photography & Media Arts	135
Theatre Art	163
Dance	144
Music	134
Crafts/Ceramics	144
TOTAL	853

Key Informant Interviews - October

The Steering Committee provided the names of key informants in each art type. In total, eight key informant interviews were conducted with artists who were asked to discuss their work and living space arrangements, and preferences and requirements for their work space. These interviews were used as a basis for questionnaire development and providing the consultant with a grasp of the extent and scope of the problem.

TABLE 1

CONTACT ARTS ORGANIZATIONS TABLES
OCTOBER 31, 1989

Results from Letters and Telephone Contacts with 102 Organizations

63	sent a list of members or a mailing list
33	refused (for such reasons as confidentiality, no list available, no independent artists, list is same as another organization, etc.)
6	unable to contact after many attempts to be contacted

Affiliation Status

23	affiliated
46	not affiliated
12	both
20	don't know

Artistic Type on the Lists (N=62)*

21	visual arts
13	photography and media arts
9	theatre arts
7	dance
7	music
6	crafts

List Received

62	received
34	refused/unable to contact not yet received
6	unable to be contacted

* some lists represented more than one main art type

TABLE 2

NUMBER OF ARTISTS BY ARTISTIC TYPE ON LISTS RECEIVED (N=62) AS OF OCTOBER 31, 1989

Artistic Type	Number of Artists on List	
Visual Arts		
10 = Visual Arts (general)	1,981	
11&12 = Painters & Sculptors	16	
15 = Mixed Media	166	
16 = Holography	17	2,180
Photography and Media Arts		
20 = Photography & Media Arts (general)	19	
21 = Photography	250	
22 = Film	129	
22&23&24 = Film/Video/Audio	485	
23 = Audio & Electronic	432	1,315
Theatre Arts		
30 = Theatre Arts (general)	316	
31 = Actor	3,234	3,550
Dance		
40 = Dance (general)	225	
41 = Dancer	109	
42 = Choreographer	45	379
Music		
50 = Music (general)	11,552	
51&52 = Composer & Musician	151	11,703
Crafts/Ceramics		
60 = Crafts (general)	283	
61&63 = Pottery/Clay and Glass	181	
63 = Glass	33	
65 = Metal	74	571
Total Number of Artists on Lists Received as of October 31, 1989		19,698

Pretest - October

A draft version of the questionnaire was pretested on seven artists by interviewers from Social Data Research during the week of October 23-30. Following the pretest, the questionnaire was revised to reflect any problem areas that were identified. Meetings were held with the Steering Committee to reach a consensus on the final version of the questionnaire and the introductory letter.

PRETEST RESULTS

Status:

13 artists contacted

- 7 interviewed
- 2 ineligible, does not pay for work space
- 2 no answer
- 1 out of town - 2 weeks
- 1 refusal

Disciplines:

- 2 visual artists
- 1 photography, media arts
- 1 theatre
- 1 dance
- 1 music
- 1 craft/ceramics

Interviewer Training - November

Five professional interviewers employed by Social Data Research were trained on November 7, 1989 in Toronto. The purpose of this half-day training session was to brief the interviewers on the background of the study, and on the instrument itself.

Mailouts

For each mailout, a random sample was generated using the database program. Five mailouts were conducted by Social Data Research. All letters sent to artists were personally addressed.

Monitoring of Interviewers

Interviewers were monitored closely throughout the study. All questionnaires that were retured to the Office were checked for quality and completeness of information by the Field Co-ordinator. Monthly newsletters were sent to the interviewers outlining any decisions made during the course of the study. Close telephone contact was maintained with all interviewers by the Field Co-ordinator. Many attempts were made by the interviewers to contact potential respondents who did answer their phones. Cover sheets for these respondents were sent back to the Office where staff checked the organization lists again to see if a phone number could be found elsewhere. If another phone number was found, these cover sheets were re-distributed to the interviewer, and, in many cases, contact was made. Interviewers were instructed to try a number at least eight times before returning the cover sheet to the Office.

Final Fieldwork Status

In total, interviewers attempted to contact 659 artists from our sample base. Of these 659 artists, 46% completed an interview, 19% were ineligible for the study, 3% refused, and 32% were not locatable. Of those contacted and eligible for the study (N=321), 93% agreed to be interviewed.

TABLE 3

Completion Status	N	Completion Rate	Response Rate
Completed	300	46%	93%
Refused	21	3%	7%
			100%
Ineligible:			
Not An Artist	63	10%	
Writer/Playwright/Poet	12	2%	
Doesn't Pay for Work Space	43	7%	
Work/Live Space not in City of Toronto	7	1%	
Other (respondent out of town, etc.)	19	3%	
No Contact:			
Unable to Contact After 8 Attempts or More	17	3%	
Unable to Locate/Moved	177	27%	
Total	659	100%	

APPENDIX C

LIST OF ORGANIZATIONS CONTACTED

ARTS-RELATED ORGANIZATIONS CONTACTED

A SPACE

ACTRA

APOCALYPSE CLUB FOR NEW MUSIC GROUPS

ARCADIA HOUSING CO-OPERATIVE INC.

ARRAYMUSIC

ARTISTS IN STAINED GLASS

ASSOCIATION OF NATIONAL NON-PROFIT ARTIST-RUN CENTRES (ANNPAC)

ASSOCIATION OF NATIVE ARTS

BEAVER HALL ARTISTS' HOUSING CO-OP

BLACK CREEK FOUNDATION

BRUCE MACDONALD

BUDDIES IN BAD TIMES

C MAGAZINE

C.C.M.C. GALLERY

CANADIAN ACTORS' EQUITY ASSOCIATION

CANADIAN ARTISTS REPRESENTATION ONTARIO

CANADIAN ELECTROACOUSTIC COMMUNITY

CANADIAN FILMMAKERS DISTRIBUTION CENTRE

CANADIAN LEAGUE OF COMPOSERS

CANADIAN MUSIC CENTRE

CANADIAN SOCIETY OF PAINTERS IN WATER COLOUR

CHARLES STREET VIDEO

COLOUR AND FORM SOCIETY

COMPANY OF SIRENS

COMPOSERS, AUTHORS, AND PUBLISHERS ASSOCIATION OF CANADA

CONTEMPORARY GALLERY: MUSEUM FOR TEXTILES

DANCE IN CANADA ASSOCIATION

DANCE ONTARIO ASSOCIATION

DANCE UMBRELLA OF ONTARIO

DANCEMAKERS

DANCER TRANSITION CENTRE

DANCEWORKS

DANNY GROSSMAN DANCE COMPANY

DAVID HYLINSKY

DEPARTMENT OF ALUMNI AFFAIRS, QUEENS UNIVERSITY

DESROSIERS DANCE THEATRE

DEVELOPMENT EDUCATION CENTRE

EQUITY SHOWCASE THEATRE

FRINGE OF TORONTO

FUSE MAGAZINE

FUSION - ONTARIO CLAY AND GLASS ASSOCIATION

GALLERY 44

GLASS ART ASSOCIATION OF CANADA

GRACE HOPPER GROUP

HARBOURFRONT CRAFT STUDIO

IMPULSE MAGAZINE

INDEPENDENT ARTISTS' UNION

INDIAN ART-I-CRAFTS, ONTARIO

INTER/ACCESS

INTERFERENCE HOLOGRAM GALLERY/FRINGE RESEARCH

ISAAC APPLEBAUM

KOFFLER GALLERY

LIAISON OF INDEPENDENT FILMMAKERS, TORONTO

LIVE MUSIC DIRECTORY 1989 (PAPER)

MAGGIE BASSETT STUDIO

MERCER UNION

METAL ARTS GUILD

MIME COMPANY UNLIMITED

MUSIC WORKS MAGAZINE

MUSICIANS' UNION

NATIVE EARTH PERFORMANCE ARTS

NATIVE INDIAN AND INUIT PHOTOGRAPHERS' ASSOCIATION

NIGHTWOOD THEATRE

ONTARIO COLLEGE OF ART ALUMNI OFFICE

ONTARIO CRAFTS COUNCIL

ONTARIO HANDWEAVERS AND SPINNERS

ONTARIO SOCIETY OF ARTISTS

OPEN STUDIO

PARALLELOGRAMME C/O ANNPAC

PAULA FAIRFIELD

PHOTON LEAGUE

PLAYWRIGHTS UNION OF CANADA

POOR ALEX GROUP

PROFESSIONAL ART DEALERS ASSOCIATION OF CANADA INC.

PURPLE INSTITUTION

RAIL'S END GALLERY

ROUNDUP 89

ROYAL CANADIAN ACADEMY OF THE ARTS

SCULPTURE SOCIETY OF CANADA

SOCIETY OF CANADIAN ARTISTS

SURFACING: TEXTILE DYERS AND PRINTERS ASSOCIATION

T.I.D.E.

THE CANADIAN BOOKBINDERS AND BOOK ARTISTS GUILD

THEATRE CENTRE

THEATRE IN THE ROUGH

THEATRUM MAGAZINE

TORONTO ANIMATED IMAGE SOCIETY

TORONTO ARTSCAPE INC.

TORONTO DANCE THEATRE

TORONTO MUSICIANS' ASSOCIATION

TORONTO PHOTOGRAPHERS' WORKSHOP

TORONTO THEATRE ALLIANCE

TRINITY SQUARE VIDEO

UIVERSITY OF TORONTO, DEPT OF ALUMNI AFFAIRS

UNITED MEDIA ART STUDIES

V TAPE

VISUAL ARTS OF NEWCASTLE

VISUAL ARTS ONTARIO

WORKSCENE CO-OPERATIVE

YORK UNIVERSITY ALUMNI AFFAIRS

YYZ GALLERY

APPENDIX D

LETTERS

LETTER TO ARTS ORGANIZATIONS

August 31, 1989

^F1^
^F2^
^F3^
^F4^

Dear ^F5^:

We are writing this letter to ask your assistance on a HOUSING AND WORK SPACE NEEDS ASSESSMENT OF TORONTO'S ARTISTS AND ARTISANS.

This study is being sponsored by the City of Toronto in response to a request from the Toronto Arts Council to develop new policies and devote resources to ensure that artists continue to live and work in Toronto. The focus of this study is on artists who, out of their own income, have responsibility for providing their own living and working space.

We are writing to a number of organizations such as yours to ask you to provide names, addresses and phone numbers of individual artists from your membership or mailing lists for the purpose of this study only. We are hoping to gather the names of as many artists as possible from a range of artistic groups in Toronto and then to sample from these lists. The address is required so that a pre-notification letter may be sent to the artists selected for the study.

As part of its current policy planning work the City seeks both long and short term solutions to artists' space and affordability problems. The Housing and Work Space Needs Assessment will provide a reliable quantitative and qualitative profile of artists who need both affordable work space and housing. How much can artists afford to pay out of their individual incomes for living/working space, what areas of the city do they live and work, and what are their own preferences and priorities regarding housing, work space and related amenities? Reliable data will enable the City to consider policy options which are responsive to the real space needs of the arts community.

The City has hired Dr. Margaret Denton and Ms. Anne-Marie Greenaway of Social Data Research Limited to conduct a telephone survey of artists in The City of Toronto. Social Data Research has had extensive experience in the field of social housing and is well qualified to conduct the survey of artists. They have carried out numerous telephone and face-to-face surveys over the past ten years both in Toronto and in other areas of the province. Social Data Research employs a high quality field team of professional interviewers. Names or addresses of respondents are never released to the client and, in this way, they are able to guarantee respondent anonymity and confidentiality.

Dr. Denton or Ms. Greenaway will phone you in September to discuss this request. We would like to thank you in advance for your assistance in this study and if you have any questions please call me at 392-6800.

Sincerely,

Judith Stephens-Wells
Executive Director
Toronto Artscape Inc.

Rita Davies
Executive Director
Toronto Arts Council

27 Madison Avenue
Toronto, Ontario
M5R 2S2

Tel. (416) 392-6800

FAX (416) 392-6920

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LETTER TO INDIVIDUAL ARTISTS

January 3, 1990

A TORONTO ARTISTS & ARTISAN'S HOUSING
AND WORK SPACE NEEDS/ASSESSMENT

You will soon be receiving a phone call asking you to participate in a study. The information you provide will ultimately help us to ensure that artists continue to live and work in Toronto.

The study is sponsored by the City of Toronto and guided by a Steering Committee composed of practicing artists, City staff, and arts administrators. The focus is on professional artists who, out of their own or family income, must pay for their own living and working space. The study definition of a professional artist is attached.

The City of Toronto has hired Social Data Research Limited to conduct the telephone survey of artists, and we hope that you will be able to give them twenty minutes, at a time that is convenient to you. NAMES OR ADDRESSES OF RESPONDENTS ARE NEVER RELEASED AND, IN THIS WAY, THE CONSULTANTS ARE ABLE TO GUARANTEE RESPONDENT ANONYMITY AND CONFIDENTIALITY. Your name and address will <u>not</u> be passed on to any public or private agency.

An interviewer will call you within the next two weeks to arrange a convenient time for the actual interview. We wanted to notify you in advance so that you would not mistake the interviewer for a salesperson.

The issue of living and working space for Toronto's professional artists has been prominent in the minds of the public and our local politicians. Therefore, we hope you will participate in this study. If you have any questions about the survey, please feel free to ask the interviewer.

Thank you in advance for your co-operation.

Sincerely,

Judith Stephens-Wells
Executive Director
Toronto Artscape Inc.

Rita Davies
Executive Director
Toronto Arts Council

B47. Approximately what was the Total Square Footage of your previous combined work/living space?
(If the space was shared, give the actual amount apportioned to you.)

up to 399 sq. ft.	01
400 - 599 sq. ft.	02
600 - 799 sq. ft.	03
800 - 999 sq. ft.	04
1,000 - 1,199 sq. ft.	05
1,200 - 1,399 sq. ft.	06
1,400 - 1,599 sq. ft.	07
1,600 - 1,799 sq. ft.	08
1,800 - 1,999 sq. ft.	09
more than 2,000 sq. ft. (SPECIFY) _____	10

B48. What was the square footage of the work space portion of your previous combined work/living space?

up to 399 sq. ft.	01
400 - 599 sq. ft.	02
600 - 799 sq. ft.	03
800 - 999 sq. ft.	04
1,000 - 1,199 sq. ft.	05
1,200 - 1,399 sq. ft.	06
1,400 - 1,599 sq. ft.	07
1,600 - 1,799 sq. ft.	08
1,800 - 1,999 sq. ft.	09
more than 2,000 sq. ft. (SPECIFY) _____	10
not applicable	99

B49. How much did you pay per month for your previous combined work/living space? (including rent/mortgage, utilities and taxes) (If the space was shared, give the actual cost to you).

$ _____

GO TO C1

PREVIOUS WORK SPACE IN THE SAME BUILDING OR ON THE SAME LOT, BUT SEPARATE FROM LIVING SPACE

B50. In what type of building was your previous work and living space located?

single family home	01
semi-detached house	02
row house	03
accessory apartment/apartment or flat in a duplex or converted house	04
condominium	05
apartment in a building that has less than five storeys	06
apartment in a building that has five or more storeys	07
office building	08
warehouse	09
warehouse loft	10
factory/other industrial building	11
above a store	12
storefront	13
other _____	14

B51. Where was your previous work space located?

basement	1
attic	2
garage/coach house	3
shed	4
separate room	5
other (specify) _____	6

B52. What were the nearest cross streets?

_____ ____ ____ ____ ____

B53. Did you own or rent this space?

own	1
rent with no lease	2
rent with a lease up to 1 year	3 ASK a&b
rent with a lease of 1 to 2 years	4 ASK a&b
rent with a lease of 2 to 3 years	5 ASK a&b
rent with a lease of 3 to 4 years	6 ASK a&b
rent with lease of 4 or more years	7 ASK a&b
share free space	8
other (SPECIFY) _____	9

(a) IF LEASE: Was there a sale or demolition clause in your lease?

yes	1
no	2
NA	9

col

APPENDIX E

CRITERIA FROM THE DRAFT CANADIAN ARTISTS' CODE

DRAFT CANADIAN ARTIST CODE

For purposes of this study, an artist is defined as an individual who receives "professional recognition" as defined by any one of the following criteria, as adapted from the Draft Canadian Artist Code:

a) have presented their work to the public by means of exhibitions, publications, performances, readings, screenings, or by any other means appropriate to the nature of their work;

b) are represented by a dealer, publisher, agent, or similar representative appropriate to the nature of their work;

c) devote a reasonable proportion of their professional time as an artist to promoting or marketing their work, including, but not limited to, presenting themselves for auditions, seeking sponsorship, agents or engagements, or similar activities appropriate to the nature of their work;

d) receive, or have received, compensation from their work, including, but not limited to, sales, fees, commissions, salaries, royalties, residuals, grants and awards, any of which may reasonably be included as professional or business income;

e) have record of income or loss relevant to the exploitation of their work and appropriate to the span of their artistic career;

f) have received professional training, either in an educational institution, or from a practitioner or teacher recognized with their profession;

g) have received public or peer recognition in the form of honours, awards, professional prizes, or by publicly disseminated critical appraisal.

h) have membership in a professional association appropriate to their artistic activity whose membership or categories of membership are limited under standards established by the association; or which is a trade union or its equivalent appropriate to their artistic ability.

APPENDIX F

TABLES

TABLE F.1

Demographic and Background Characteristics of Artists Responding to the Survey

	N	%*
Age at Last Birthday		
20 - 29	79	26
30 - 39	136	45
40 - 49	51	17
50 - 59	18	6
60+	13	4
No answer	3	1
Total	300	100
Years Practicing Art		
1 - 5 years	71	24
6 - 10 years	86	29
11 - 15 years	74	25
16 - 20 years	37	12
21 years or more	32	11
Total	300	100
Education - Highest Diploma, Degree or Certificate		
None	13	4
High school	59	20
Trade certificate	2	1
Community college or Undergraduate certificate	65	22
Bachelor's degree	112	37
Post graduate degree or diploma	49	16
Total	300	100

TABLE F.2

Employment Characteristics of Artists Responding to the Survey

	N	%
Hours Worked Per Week As An Artist		
Less than 10 hours	23	8
10 - 19 hours	54	18
20 - 29 hours	52	17
30 - 39 hours	54	18
40+ hours	112	37
No answer/don't know	5	2
Total	300	100
Mean = 32		
Currently Working in Another Job		
Yes	168	56
No	132	44
Total	300	100

TABLE F.1 (Continued)

	N	%
Marital Status		
Married or living with partner	167	56
Separated	16	5
Divorced	11	4
Widowed	2	1
Never married	102	34
No answer	2	1
Total	300	100
Children Living in the Household		
Yes	76	25
Children live outside household	17	6
No children	207	69
Total	300	100

TABLE F.2 (continued)

	N	%	Per Cent of Artists Working at Other Job
Hours Worked Per Week in Other Job			
Less than 10 hours	18	6	11
10 - 19 hours	34	11	20
20 - 29 hours	32	11	19
30 - 39 hours	40	13	24
40+ hours	43	14	26
No answer	1	-	1
No other job	132	44	-
Total	300	100	100

Mean = 27

TABLE F.2 (Continued)

	N	%
Occupation of Other Job		
Self-employed professional	8	3
Employed professional	54	18
Semi-professional	29	10
Technician or technologist	6	2
Middle management	5	2
Supervisor	1	-
Skilled clerical	16	5
Skilled craft	10	3
Semi-skilled clerical/sales/service	33	11
Semi-skilled crafts and trades	4	1
Unskilled clerical/sales/service	1	-
No answer	1	-
No other job	132	44
Total	300	100
Weeks Worked Per Year at Other Job		
Less than 20 weeks	18	6
20 - 29 weeks	24	8
30 - 39 weeks	29	10
40 - 49 weeks	35	12
50 - 52 weeks	61	20
No other job	132	44
Don't know	1	-
Total	300	100
Mean = 38		

TABLE F.4

Work Space Arrangement by Art Type

	Total		Art Type											
			Vis. Arts		Photo. & Med. Arts		Theatre Arts		Dance		Music		Crafts	
	N	%	N	%	N	%	N	%	N	%	N	%	N	%
Work Space Arrangement														
work space same space in which you live	132	44	26	52	29	58	32	64	5	10	28	56	12	24
work space separate from living space, but in same building or on same lot	85	28	18	36	12	24	10	20	8	16	16	32	21	42
work space in a separate building away from your living space	83	28	6	12	9	18	8	16	37	74	6	12	17	34
Total	300	100	50	100	50	100	50	100	50	100	50	100	50	100

TABLE F.3

Average Income by Art Type

	Average Income			
	Total Gross Personal Income Inc. Gross Art Income	Gross Art Income	Net Art Income Excl. Art Expenses	Net Art Income Excl. Art Expenses and Work Space Costs
Art Type				
Total	$23,724	$11,771	$ 5,754	$ 1,561
Visual	$24,254	$ 7,018	$ 2,243	-$ 2,216
Photography & Media	$25,209	$ 5,468	-$ 2,443	-$ 7,387
Theatre	$28,024	$19,430	$10,924	$ 7,928
Dance	$20,220	$11,337	$ 6,139	$ 1,709
Music	$23,429	$16,570	$11,230	$ 7,173
Craft & Ceramics	$21,562	$11,700	$ 7,292	$ 3,788

TABLE F.6

Type of Building in Which Work Space is Located by Art Discipline

	Total		Art Discipline											
			Vis. Arts		Photo. & Med. Arts		Theatre Arts		Dance		Music		Crafts	
	N	%	N	%	N	%	N	%	N	%	N	%	N	%
Type of Building														
House	119	40	25	50	16	32	17	34	9	18	28	56	24	48
Apartment	73	25	7	14	18	36	23	46	4	8	13	26	8	16
Commercial building	16	5	3	6	2	4	3	6	4	8	3	6	1	2
Industrial building	45	15	9	18	12	24	1	2	6	12	2	4	15	30
Other non-residential building	47	16	6	12	2	4	6	12	27	54	4	8	2	4
Total	300	100	50	100	50	100	50	100	50	100	50	100	50	100

TABLE F.5

Type of Building in Which Work and Living Space is Located

	Total Work Space		Same Work & Living		Same Bldg. Sep. Work & Living		Separate Buildings			
							Work Space		Living Space	
	N	%	N	%	N	%	N	%	N	%
House	119	40	58	44	59	69	2	2	41	49
Apartment	73	24	55	42	16	19	2	2	37	45
Commercial building	16	5	5	4	2	2	9	11	1	1
Industrial building	45	15	8	6	5	6	32	39	1	1
Other non-residential building	47	16	6	5	3	4	38	46	2	2
No answer	-	-	-	-	-	-	-	-	1	1
Total	300	100	132	100	85	100	83	100	83	100

TABLE F.8

Profile of Artists Who Currently Rent Their Work Space

Number and Per cent of Artists Who Currently Rent Their Work Space	Total N	Number Renting	Per Cent Renting
<u>Type of Artist</u>			
Total	300	196	65
Visual	50	28	56
Photography & Media	50	40	80
Theatre	50	36	72
Dance	50	37	74
Music	50	28	56
Craft	50	27	54
<u>Age</u>			
<30	79	71	90
30-39	136	94	69
40+	82	29	35
<u>Current Work Space Building Type</u>			
House, condominium	119	32	27
Apartment	73	70	96
Commercial, Industrial	61	57	93
Other, non-residential	47	37	79
<u>Current Work Space Arrangement</u>			
Same work & living space	132	87	66
Separate work & living space in the same building	85	35	41
Separate work & living space	83	74	89

TABLE F.7

Number and Percentage of Artists who Own or Rent their Living and Working Space by Type of Space

	Total		Same Working & Living Space		Same Bldg. Sep. Working & Living Space		Separate Buildings			
							Working Space		Living Space	
	N	%	N	%	N	%	N	%	N	%
Own	93	31	43	33	49	58	1	1	23	28
Rent with no lease	120	40	51	39	25	29	44	53	32	39
Rent with a lease	76	25	36	27	10	12	30	36	24	29
Other	11	4	2	2	1	1	8	10	4	5
Total	300	100	132	100	85	100	83	100	83	100

TABLE F.10

Estimated Work Space and Living Space Costs

	N	%
Estimated Work Space Costs Per Month		
less than $100	59	23
$100 - $199	78	30
$200 - $299	39	15
$300 - $399	24	9
$400 - $499	19	7
$500 or more	43	16
Total	262	100
Missing (N=38)		
Mean = $293		
Estimated Living Space Costs Per Month		
less than $300	55	22
$300 - $599	113	45
$600 - $899	50	20
$900 - $1,199	14	6
$1,200 or more	20	8
Total	252	100
Missing (N=48)		
Mean = $569		
Combined Work Space and Living Space Costs Per Month		
less than $300	9	3
$300 - $599	104	39
$600 - $899	64	24
$900 - $1,199	47	18
$1,200 - $1,499	15	6
$1,500 or more	28	11
Total	266	100
Missing (N=33)		
Mean = $823		

TABLE F.9

Profile of Artists Who Currently Own Their Work Space

Number and Per cent of Artists Who Currently Own Their Work Space	Total N	Number Own	Per Cent Own
Type of Artist			
Total	300	93	31
Visual	50	21	42
Photography & Media	50	8	16
Theatre	50	12	24
Dance	50	7	14
Music	50	22	44
Craft	50	23	46
Age			
<30	79	4	5
30-39	136	36	27
40+	82	52	63
Current Work Space Building Type			
House, condominium	119	87	73
Apartment	73	3	4
Commercial, Industrial	61	2	3
Other, non-residential	47	1	2
Current Work Space Arrangement			
Same work & living space	132	43	33
Separate work & living space in the same building	85	49	58
Separate work & living space	83	1	1

TABLE F.12

Profile of Artists Who Have Been in Their Present Work Space For Less Than Five Years

	Total	Number in Work Space Less Than Five Years	Per Cent in Work Space Less Less Than Five Years
Type of Artist			
Total	300	195	65
Visual	50	30	60
Photography & Media	50	35	70
Theatre	50	33	66
Dance	50	41	82
Music	50	31	62
Craft	50	25	50
Age			
<30	79	71	90
30-39	136	97	71
40+	82	27	33
Current Work Space Building Type			
House, condominium	119	63	53
Apartment	73	47	64
Commercial, Industrial	61	44	72
Other, non-residential	47	41	87
Current Work Space Arrangement			
Same work & living space	132	86	65
Separate work & living space in the same building	85	46	54
Separate work & living space	83	63	76
Own or Rent Current Work Space			
Own	93	42	45
Rent with lease	76	64	84
Rent with no lease	120	79	66
Other	11	10	91

TABLE F.11

Months in Current Living and Work Space

	N	%
1 - 12	68	23
13 - 24	54	18
25 - 36	48	16
37 - 48	20	7
49 - 60	5	2
60+	105	35
Total	300	100

Mean = 23

TABLE F.14

Number and Percentage of Artists who Rate Selected Work Space Factors as Somewhat or Very Important in Selecting a Work Space, and the Extent to Which Their Current Needs are Very Satisfied with Respect to Each Factor

	Factors Important in Selecting A Work Space		Current Needs Very Satisfied
	N	%	%
External to Building			
Proximity to public transportation	274	91	82
Proximity to conveniences	262	87	62
Needs to be in an urban area	263	88	81
Downtown City of Toronto location	259	86	70
Socially tolerant community	255	85	55
Proximity to artistic activities (i.e., theatre, galleries, etc.)	253	84	63
Proximity to other artists	209	70	47
Proximity to compatible artists	209	70	47
Proximity to parking facilities	187	62	53
Appropriate zoning of the location	186	62	45
Proximity to suppliers of art supplies	182	61	49
Proximity to parks/open space for children	174	58	53
Proximity to day care/schools	81	27	57

TABLE F.13

Profile of Artists Presently Looking for a New Work Space

Number and Per cent of Artists Presently Looking for a New Work Space	Total N	Number Looking	Per Cent Looking
Type of Artist			
Total	300	84	28
Visual	50	14	28
Photography & Media	50	18	36
Theatre	50	11	22
Dance	50	17	34
Music	50	9	18
Craft	50	15	30
Age			
<30	79	26	33
30-39	136	39	29
40+	82	19	23
Current Work Space Building Type			
House, condominium	119	20	17
Apartment	73	28	38
Commercial, Industrial	61	23	38
Other	47	13	28
Current Work Space Arrangement			
Same work & living space	132	38	29
Separate work & living space in the same building	85	15	18
Separate work & living space	83	31	37
Own or Rent Current Work Space			
Own	93	13	14
Rent with lease	76	37	31
Rent with no lease	120	32	42
Other	11	2	18

TABLE F.14 (continued)

	Factors Important in Selecting A Work Space		Curren Needs Very Satisfi
	N	%	%
Stable rent on space	202	67	38
Separate living & working space	188	63	34
Kitchen facilities	169	56	72
Open space with no columns	169	56	43
Private bath	168	56	75
Terms of lease (if rented)	167	56	35
Combined living & working space	156	52	54
220-volt electrical capacity	155	52	48
Provisions in lease for tenant improvements	153	51	25
Wood or sprung wood floors	131	44	52
Floors that can take heavy loads	126	42	60
"Dark room" or room without any windows	61	20	25
Natural gas hook-up	58	19	45
Concrete floors	55	18	47

TABLE F.14 (continued)

	Factors Important in Selecting A Work Space		Current Needs Very Satisfied
	N	%	%
External to Work Space			
Low levels of noise	259	86	44
Storage space in same building	248	83	25
Sound isolation or proofing	231	77	23
Access to freight elevator	125	42	22
Meeting or common rooms in same building	117	39	33
Access to loading dock	115	38	24
Other	31	10	26
Internal to Work Space			
Cost of space	292	97	34
Adequate fire safety features	289	96	54
Good natural lighting	274	91	50
Size of space	270	90	28
Private work space with walls	266	89	63
Low level of dust	258	86	38
Water outlet	230	77	68
High ceilings	220	73	49
Separate working space in the same building as you live/on same lot	220	73	33
Mechanical ventilation/exhaust system	208	69	32
Parking space	205	68	54

TABLE F.15 (continued)

	N	%*
Considered Unfinished, Warehouse Space With a Lease from City of Toronto of One, Two, Three or Four Years		
lease of 1 year	116	39
lease of 2 years	146	49
lease of 3 years	150	50
lease of 4 years	156	52

* Percentages do not sum to 100 since respondents could choose more than one

	N	%
Consider Shared Work Space Arrangement		
Yes	197	66
No	101	34
Depends	1	-
No answer	1	-
Total	300	100
Consider Co-operative Work Space Arrangement		
Yes	199	66
No	97	32
Depends	1	-
Don't know	2	1
No answer	1	-
Total	300	100
Maximum Monthly Amount Available for Your Work Space		
$[illegible]0 or less	58	19
$[illegible]1 - $200	57	19
$2[illegible] - $300	51	17
$3[illegible] - $400	36	12
$4[illegible] - $500	29	10
$5[illegible]+	40	13
Other	3	1
Don't know	18	6
No answer	8	3
Total	300	100

TABLE F.15

Work Space Preference

	N	%*
Kind of Neighbourhood Preferred		
Residential	129	43
Commercial	88	29
Industrial	52	17
Mixed residential/commercial	191	64
Other neighbourhood	32	11
No strong neighbourhood preference	46	15

* Percentages do not sum to 100 since respondents could choose more than one type of neighbourhood

	N	%
Size of Workspace		
<400 square feet	58	19
400 - 599 square feet	55	18
600 - 799 square feet	34	11
800 - 999 square feet	17	6
1000 - 1199 square feet	50	17
1200 - 1399 square feet	12	4
1400 - 1599 square feet	10	3
1600 - 1799 square feet	5	2
1800 - 1999 square feet	12	4
2000+ square feet	35	12
Don't know	12	4
Total	300	100

TABLE F.17

Profile of Artists Who Rate Separate Living and Work Space as Important in Selecting a Work Space

	Total N	N	%
Type of Artist			
Total	299	188	63
Visual	50	31	62
Photography & Media	50	30	60
Theatre	49	31	63
Dance	50	40	80
Music	50	25	50
Craft	50	31	62
Age			
<30	79	48	61
30-39	135	95	70
40+	82	43	52
Current Work Space Building Type			
House, condominium	119	62	52
Apartment	73	46	63
Commercial, Industrial	61	46	75
Other, non-residential	46	34	74
Current Work Space Arrangement			
Same work & living space	132	77	58
Separate work & living space in the same building	85	43	51
Separate work & living space	82	68	83
Own or Rent Current Work Space			
Own	93	46	50
Rent with lease	120	79	66
Rent with no lease	75	56	75
Other	11	7	64

Missing N = 1

TABLE F.16

Profile of Artists Who Rate Combined Living and Work Space as Important in Selecting a Work Space

	Total N	Number Who Rate Combined Living & Working as Important	Per Cent Who Rate Combined Living & Working as Important
Type of Artist			
Total	299	156	52
Visual	50	28	56
Photography & Media	49	32	65
Theatre	50	32	64
Dance	50	18	36
Music	50	33	66
Craft	50	13	26
Age			
<30	78	48	62
30-39	136	68	50
40+	82	39	48
Current Work Space Building Type			
House, condominium	118	65	55
Apartment	73	49	67
Commercial, Industrial	61	24	39
Other	47	18	38
Current Work Space Arrangement			
Same work & living space	131	98	75
Separate work & living space in the same building	85	33	39
Separate work & living space	83	25	30
Own or Rent Current Work Space			
Own	93	48	52
Rent with lease	75	42	56
Rent with no lease	120	63	53
Other	11	3	27

Missing N = 1

APPENDIX G

QUESTIONNAIRE

Dance	dancer	41
	choreographer	42
	set designer	43
	costume designer	44
	lighting designer	45
	performance	46
other dance (SPECIFY) _____		47
Music	singer	51
	musician	52
	composer	53
	conductor	54
	musical director	55
	sound engineer	56
other music (SPECIFY) _____		57
Crafts/Ceramics	pottery/clay (ceramics)	61
	wood	62
	glass	63
	metals	64
	jewellery	65
other (SPECIFY) _____		66
Literary (writer, poet, playwright, etc.)		70 END QUESTIONNAIRE

A2. In the letter you received, we included the Canadian Artists' Code. I would like to go through each of these criteria to see if some of them may apply to you.

a) Have you received professional training, either in an educational institution or from a practitioner or teacher recognized within your profession?

yes 1
no 2

b) Have you presented your work to the public? (i.e., by means of exhibitions, publications, performances, readings, screenings)

yes 1
no 2

c) Do you receive, or have you received, compensation from your work? (i.e., sales, fees, commissions, salaries, royalties, residuals, grants and awards)

yes 1
no 2

col

Respondent ID #:_____

Interviewer #:_____

line 1

ARTIST LIVE/WORK SPACE NEEDS SURVEY
1989

As you may recall from our letter, this study is being sponsored by the City of Toronto in response to a request from the Toronto Arts Council to develop new policies and devote resources to ensure that artists continue to live and work in Toronto. This information is important in helping the City seek both long and short term solutions to artists' space and affordability problems.

Please be assured that all information is confidential and anonymous. No information is ever released about the contents of a single interview, and names will not appear on any questionnaire or report. Of course, your participation is voluntary, and if we should come to a question you would rather not answer, just let me know and we will skip it.

I would like to begin by asking you ...

SECTION A: ART TYPE

A1. What is your primary art form?

Visual Arts	painter	11
	sculptor	12
	printmaker	13
	installation	14
	mixed media	15
	performance	16
other visual (SPECIFY) _____	. . . .	17
Photography and Media Arts	photography	21
	holography	22
	film and video	23
	audio	24
	electronic	25
other (SPECIFY) _____	. . . .	26
Theatre Arts	actor	31
	director	32
	set designer	33
	costume designer	34
	lighting designer	35
	puppetry	36
	mime	37
	performance	38
other theatre (SPECIFY) _____	. . . .	39

WORK SPACE IN THE SAME PLACE IN WHICH YOU LIVE

B2. In what type of building is your work and living space located?

single family home	01
semi-detached house	02
row house	03
accessory apartment/apartment or flat in a duplex or converted house	04
condominium	05
apartment in a building that has less than five storeys	06
apartment in a building that has five or more storeys	07
office building	08
warehouse	09
warehouse loft	10
factory/other industrial building	11
above a store	12
storefront	13
other _____	14

B3. What is the postal code? _____

B4. Do you own or rent this space?

own	1
rent with no lease	2
rent with a lease up to 1 year	3 ASK a&b
rent with a lease of 1 to 2 years	4 ASK a&b
rent with a lease of 2 to 3 years	5 ASK a&b
rent with a lease of 3 to 4 years	6 ASK a&b
rent with a lease of 4 years or more	7 ASK a&b
share free space	8
other (SPECIFY) _____	9

(a) IF LEASE: Is there a sale or demolition clause in your lease?

yes	1
no	2
NA	9

(b) IF LEASE: In what year does your lease expire?

1 9 ____ ____

B5. Do you share this space with other artists?

no	1
yes, with 1 other person	2
yes, with 2 to 3 other people	3
yes, with 4 to 5 other people	4
yes, with more than 5 other people	5

col

d) Do you promote or market your artistic work? (i.e., presenting yourself for auditions, seeking sponsorship, agents or engagements)

yes 1
no 2

e) Are you represented by a dealer, publisher, agent?

yes 1
no 2

f) Do you have a record of income or loss for your art work?

yes 1
no 2

g) Have you received public or peer recognition in the form of honours, awards, professional prizes or by public critical review?

yes 1
no 2

h) Are you a member of a professional association or trade union related to your artistic activity?

yes 1
no 2

IF RESPONDENT ANSWERS NO TO ALL OF THE ABOVE SUBQUESTIONS, END THE INTERVIEW

A3. Do you, out of your own individual or family income, pay for some or all of your art-related working space?

yes . . . . 1 PROCEED
no . . . . 2 END
no space . . . . 3 END

SECTION B: CURRENT WORKING SPACE

The next set of questions is designed to gather information on your current working space.

B1. Is your work space:

the same space in which you live . . . . 1 ASK B2-B8
separate from your living space, but in the same building or on the same lot . . . . 2 ASK B9-B17
or in a separate building, away from your living space . . . . 3 ASK B18-B29
other (SPECIFY) _____ . . . . 4 ASK APPROP

WORK SPACE IN THE SAME BUILDING OR ON THE SAME LOT, BUT SEPARATE FROM LIVING SPACE

B9. In what type of building is your work and living space located?

single family home	01
semi-detached house	02
row house	03
accessory apartment/apartment or flat in a duplex or converted house	04
condominium	05
apartment in a building that has less than five storeys	06
apartment in a building that has five or more storeys	07
office building	08
warehouse	09
warehouse loft	10
factory/other industrial building	11
above a store	12
storefront	13
other _____	14

B10. Where is your work space located?

basement	1
attic	2
garage/coach house	3
shed	4
separate room	5
other (specify) _____	6

B11. What is the postal code? _____

B12. Do you own or rent this space?

own	1
rent with no lease	2
rent with a lease up to 1 year	3 ASK a&b
rent with a lease of 1 to 2 years	4 ASK a&b
rent with a lease of 2 to 3 years	5 ASK a&b
rent with a lease of 3 to 4 years	6 ASK a&b
rent with lease of 4 or more years	7 ASK a&b
share free space	8
other (SPECIFY) _____	9

(a) IF LEASE: Is there a sale or demolition clause in your lease?

yes	1
no	2
NA	9

(b) IF LEASE: In what year does your lease expire?

1 9 ___ ___

B6. **Approximately what is the Total Square Footage of your combined work/living space? (If the space is shared, give the actual amount apportioned to you.)**

up to 399 sq. ft.	01
400 - 599 sq. ft.	02
600 - 799 sq. ft.	03
800 - 999 sq. ft.	04
1,000 - 1,199 sq. ft.	05
1,200 - 1,399 sq. ft.	06
1,400 - 1,599 sq. ft.	07
1,600 - 1,799 sq. ft.	08
1,800 - 1,999 sq. ft.	09
more than 2,000 sq. ft. (SPECIFY) _____	10

B7. **What is the square footage of the work space portion of your combined work/living space?**

up to 399 sq. ft.	01
400 - 599 sq. ft.	02
600 - 799 sq. ft.	03
800 - 999 sq. ft.	04
1,000 - 1,199 sq. ft.	05
1,200 - 1,399 sq. ft.	06
1,400 - 1,599 sq. ft.	07
1,600 - 1,799 sq. ft.	08
1,800 - 1,999 sq. ft.	09
more than 2,000 sq. ft. (SPECIFY) _____	10
not applicable	99

B8. **How much do you pay per month for your combined work/living space? (including rent/mortgage, utilities and taxes) (If the space is shared, give the actual cost to you).**

$ _____

GO TO B30

B13. Do you share your work space with other artists?

no 1
yes, with 1 other person 2
yes, with 2 to 3 other people 3
yes, with 4 to 5 other people 4
yes, with more than 5 other people 5

B14. Do you share your living space with other artists?

no 1
yes, with 1 other person 2
yes, with 2 to 3 other people 3
yes, with 4 to 5 other people 4
yes, with more than 5 other people 5

B15. Approximately what is the Total Square Footage of your work space? (If the space is shared, give the actual amount apportioned to you.)

up to 399 sq. ft. 01
400 - 599 sq. ft. 02
600 - 799 sq. ft. 03
800 - 999 sq. ft. 04
1,000 - 1,199 sq. ft. 05
1,200 - 1,399 sq. ft. 06
1,400 - 1,599 sq. ft. 07
1,600 - 1,799 sq. ft. 08
1,800 - 1,999 sq. ft. 09
more than 2,000 sq. ft. (SPECIFY) _____ 10
not applicable 99

B16. Approximately what is the Total Square Footage of your living space? (If the space is shared, give the actual amount apportioned to you.)

up to 399 sq. ft. 01
400 - 599 sq. ft. 02
600 - 799 sq. ft. 03
800 - 999 sq. ft. 04
1,000 - 1,199 sq. ft. 05
1,200 - 1,399 sq. ft. 06
1,400 - 1,599 sq. ft. 07
1,600 - 1,799 sq. ft. 08
1,800 - 1,999 sq. ft. 09
more than 2,000 sq. ft. (SPECIFY) _____ 10
not applicable 99

B17. How much do you pay per month for your work and living spaces? (including rent/mortgage, utilities, and taxes) (If the space is shared, give the actual cost to you.)

living: $ _____

work: $ _____

or combined: $ _____

GO TO B30

WORK SPACE IN A SEPARATE BUILDING FROM LIVING SPACE

B18. In what type of building is your work space located?

single family home	01
semi-detached house	02
row house	03
accessory apartment/apartment or flat in a duplex or converted house	04
condominium	05
apartment in a building that has less than five storeys	06
apartment in a building that has five or more storeys	07
office building	08
warehouse	09
warehouse loft	10
factory/other industrial building	11
above a store	12
storefront	13
other _____	14

B19. What is the postal code? _____

B20. Do you own or rent this space?

own	1
rent with no lease	2
rent with a lease up to 1 year	3 ASK a&b
rent with a lease of 1 to 2 years	4 ASK a&b
rent with a lease of 2 to 3 years	5 ASK a&b
rent with a lease of 3 to 4 years	6 ASK a&b
rent with a lease of 4 or more years	7 ASK a&b
share free space	8
other (SPECIFY) _____	9

B24. In what type of building is your living space located?

single family home	01
semi-detached house	02
row house	03
accessory apartment/apartment or flat in a duplex or converted house	04
condominium	05
apartment in a building that has less than five storeys	06
apartment in a building that has five or more storeys	07
office building	08
warehouse	09
warehouse loft	10
factory/other industrial building	11
above a store	12
storefront	13
other _____	14

B25. What is the postal code? _____

B26. Do you own or rent this space?

own	1	
rent with no lease	2	
rent with a lease up to 1 year	3	ASK a&b
rent with a lease of 1 to 2 years	4	ASK a&b
rent with a lease of 2 to 3 years	5	ASK a&b
rent with a lease of 3 to 4 years	6	ASK a&b
rent with a lease of 4 or more years	7	ASK a&b
share free space	8	
other (SPECIFY) _____	9	

(a) IF LEASE: Is there a sale or demolition clause in your lease?

yes	1
no	2
NA	9

(b) IF LEASE: In what year does your lease expire?

1 9 ____ ____

B27. Do you share your living space with other artists?

no	1
yes, with 1 other person	2
yes, with 2 to 3 other people	3
yes, with 4 to 5 other people	4
yes, with more than 5 other people	5

(a) IF LEASE: Is there a sale or demolition clause in your lease?

yes 1
no 2
NA 9

(b) IF LEASE: In what year does your lease expire?

19___ ___

B21. Do you share your work space with other artists?

no 1
yes, with 1 other person 2
yes, with 2 to 3 other people 3
yes, with 4 to 5 other people 4
yes, with more than 5 other people 5

B22. Approximately what is the Total Square Footage of your work space? (If the space is shared, give the actual amount apportioned to you.)

up to 399 sq. ft. 01
400 - 599 sq. ft. 02
600 - 799 sq. ft. 03
800 - 999 sq. ft. 04
1,000 - 1,199 sq. ft. 05
1,200 - 1,399 sq. ft. 06
1,400 - 1,599 sq. ft. 07
1,600 - 1,799 sq. ft. 08
1,800 - 1,999 sq. ft. 09
more than 2,000 sq. ft. (SPECIFY) _____ 10

B23. How much do you pay per month for your work space? (include rent/mortgage, utilities, and taxes) (If space is shared, give the actual cost to you).

working $ _____

col

Resp ID:___

lin

	(a) Is it:			(b) IF IMPT. OR SOMEWHAT IMPT. Does it satisfy your current needs?			
	Not Impt.	Some-what Impt.	Very Impt.	Very Much	Some-what	Not at all	N
8) Proximity to suppliers of art supplies	1	2	3	1	2	3	9
9) Proximity to parks/open space for children	1	2	3	1	2	3	9
10) Proximity to parking facilities	1	2	3	1	2	3	9
11) Appropriate zoning of the location	1	2	3	1	2	3	9
12) Socially tolerant community	1	2	3	1	2	3	9
13) Needs to be in an urban area	1	2	3	1	2	3	9
14) Low levels of noise	1	2	3	1	2	3	9
15) Separate living & working space	1	2	3	1	2	3	9
16) Combined living & working space	1	2	3	1	2	3	9
17) Separate working space in the same building as you live or on the same lot	1	2	3	1	2	3	9
18) Size of space	1	2	3	1	2	3	9
19) Cost of space	1	2	3	1	2	3	9
20) Terms of lease (if rented)	1	2	3	1	2	3	9
21) Provisions in lease for tenant improvements	1	2	3	1	2	3	9
22) Stable rent on space	1	2	3	1	2	3	9
23) Private workspace with walls	1	2	3	1	2	3	9
24) Water outlet	1	2	3	1	2	3	9
25) Private bath	1	2	3	1	2	3	9
26) Open space with no columns	1	2	3	1	2	3	9
27) Parking space	1	2	3	1	2	3	9

B28. Approximately what is the total square footage of your living space? (if space is shared, give the actual amount apportioned to you)

up to 399 sq. ft.	01
400 - 599 sq. ft.	02
600 - 799 sq. ft.	03
800 - 999 sq. ft.	04
1,000 - 1,199 sq. ft.	05
1,200 - 1,399 sq. ft.	06
1,400 - 1,599 sq. ft.	07
1,600 - 1,799 sq. ft.	08
1,800 - 1,999 sq. ft.	09
more than 2,000 sq. ft. (SPECIFY) _____	10

B29. How much do you pay <u>per month</u> for your living space? (including rent/mortgage, utilities, and taxes) (If the space is shared, give the actual cost to you.)

living: $ _____

B30. Each individual artist may have his or her own set of needs when selecting a work space. I am going to read a list of factors to you and ask first, whether each is important to you and second, if it is very or somewhat important to you, whether your current needs are satisfied with respect to each factor.

	(a) Is it:			(b) IF IMPT. OR SOMEWHAT IMPT. Does it satisfy your current needs?			
	Not Impt.	Some-what Impt.	Very Impt.	Very Much	Some-what	Not at all	NA
1) Proximity to other artists	1	2	3	1	2	3	9
2) Proximity to compatible artists	1	2	3	1	2	3	9
3) Proximity to conveniences	1	2	3	1	2	3	9
4) Proximity to artistic activities (eg. as theatre, galleries, etc.)	1	2	3	1	2	3	9
5) Downtown City of Toronto location	1	2	3	1	2	3	9
6) Proximity to public transportation	1	2	3	1	2	3	9
7) Proximity to day care/schools	1	2	3	1	2	3	9

B31. Other than decorating, did you make improvements to or renovate your current work or work/living space to suit your needs?

yes . . . . 1 ASK (a)
no 2

(a) Did you make the following type of improvements?

	yes	no
electrical	1	2
partitioning	1	2
plumbing	1	2
lighting	1	2
ventilation	1	2

B32. Given the nature of your work, which (if any) of the following potential hazards may be present in your work space?

	yes	no
fumes	1	2
combustibles	1	2
toxicity	1	2
high decible sound	1	2
harsh light or glare	1	2
other (specify) _____	1	2

B33. Are you presently looking for a new work space?

yes 1
no 2

B34. Overall, are you very satisfied, satisfied, dissatisfied, or very dissatisfied with your current work space?

very satisfied 1
satisfied 2
dissatisfied 3
very dissatisfied 4

B35. How many artists do you know personally who have moved out of the City of Toronto within the last year because of problems related to their work space?

_____

B36. Do you recall approximately how much you paid per month in 1984 for both your work and living space? (IF SEPARATE, TOTAL OF BOTH COSTS) $ _____

	(a) Is it:			(b) IF IMPT. OR SOMEWHAT IMPT. Does it satisfy your current needs?			
	Not Impt.	Some-what Impt.	Very Impt.	Very Much	Some-what	Not at all	NA
28) Kitchen facilities	1	2	3	1	2	3	9
29) High ceilings	1	2	3	1	2	3	9
30) 220-volt electrical capacity	1	2	3	1	2	3	9
31) Natural gas hook-up	1	2	3	1	2	3	9
32) Low level of dust	1	2	3	1	2	3	9
33) Mechanical ventilation/ exhaust system	1	2	3	1	2	3	9
34) Good natural lighting	1	2	3	1	2	3	9
35) Adequate fire safety features	1	2	3	1	2	3	9
36) "Dark room" or room without any windows	1	2	3	1	2	3	9
37) Wood or sprung wood floors	1	2	3	1	2	3	9
38) Concrete floors	1	2	3	1	2	3	9
39) Floors that can take heavy loads	1	2	3	1	2	3	9
40) Meeting or common rooms in same building	1	2	3	1	2	3	9
41) Sound isolation or proofing	1	2	3	1	2	3	9
42) Storage space in same building	1	2	3	1	2	3	9
43) Access to freight elevator	1	2	3	1	2	3	9
44) Access to loading dock	1	2	3	1	2	3	9
45) Other (specify) _____	1	2	3	1	2	3	9

B37. How long have you had your current work and living space arrangement?
CODE IN MONTHS
MORE THAN 5 YEARS CODE 60 AND GO TO C1 _____ _____

B38. How many different working spaces have you had in the last five years, that is, since 1984? _____

How many of these have been combined with your living space? _____

I would like to ask you about your previous work space arrangements.

B39. When did you move to your previous work space?

month _____ year _____

B40. When did you move out of your previous work space and into your present space?

month _____ year _____

B41. Why did you have to move?

eviction	1
lease expired	2
too expensive	3
too small	4
not suitable	5
other (specify) _____	6

B42. Is your work space:

the same space in which you live	1	ASK B43-B49
separate from your living space, but in the same building or on the same lot	2	ASK B50-B59
or in a separate building, away from your living space	3	ASK B60-B72
other (SPECIFY) _____	4	ASK APPROP

PREVIOUS WORK SPACE IN SAME PLACE IN WHICH YOU LIVED

B43. In what type of building was your your previous work and living space located?

single family home	01
semi-detached house	02
row house	03
accessory apartment/apartment or flat in a duplex or converted house	04
condominium	05
apartment in a building that has less than five storeys	06
apartment in a building that has five or more storeys	07
office building	08
warehouse	09
warehouse loft	10
factory/other industrial building	11
above a store	12
storefront	13
other _____	14

B44. What were the nearest cross streets?

_____ ___ ___ ___ ___

B45. Did you own or rent this previous space?

own	1	
rent with no lease	2	
rent with a lease up to 1 year	3	ASK a&b
rent with a lease of 1 to 2 years	4	ASK a&b
rent with a lease of 2 to 3 years	5	ASK a&b
rent with a lease of 3 to 4 years	6	ASK a&b
rent with a lease of 4 years or more	7	ASK a&b
share free space	8	
other (SPECIFY) _____	9	

(a) IF LEASE: Was there a sale or demolition clause in your lease?

yes	1
no	2
NA	9

(b) IF LEASE: In what year did your lease expire?

1 9 ___ ___

B46. Did you share this space with other artists?

no	1
yes, with 1 other person	2
yes, with 2 to 3 other people	3
yes, with 4 to 5 other people	4
yes, with more than 5 other people	5

col

(b) IF LEASE: In what year did your lease expire?

19___ ___

B54. Did you share your previous work space with other artists?

no	1
yes, with 1 other person	2
yes, with 2 to 3 other people	3
yes, with 4 to 5 other people	4
yes, with more than 5 other people	5

B55. At that time, did you share your living space with other artists?

no	1
yes, with 1 other person	2
yes, with 2 to 3 other people	3
yes, with 4 to 5 other people	4
yes, with more than 5 other people	5

B56. Approximately what was the Total Square Footage of your previous work space? (If the space was shared, give the actual amount apportioned to you.)

up to 399 sq. ft.	01
400 - 599 sq. ft.	02
600 - 799 sq. ft.	03
800 - 999 sq. ft.	04
1,000 - 1,199 sq. ft.	05
1,200 - 1,399 sq. ft.	06
1,400 - 1,599 sq. ft.	07
1,600 - 1,799 sq. ft.	08
1,800 - 1,999 sq. ft.	09
more than 2,000 sq. ft. (SPECIFY) _____	10
not applicable	99

B57. Approximately what was the Total Square Footage of your living space? (If the space was shared, give the actual amount apportioned to you.)

up to 399 sq. ft.	01
400 - 599 sq. ft.	02
600 - 799 sq. ft.	03
800 - 999 sq. ft.	04
1,000 - 1,199 sq. ft.	05
1,200 - 1,399 sq. ft.	06
1,400 - 1,599 sq. ft.	07
1,600 - 1,799 sq. ft.	08
1,800 - 1,999 sq. ft.	09
more than 2,000 sq. ft. (SPECIFY) _____	10
not applicable	99

B58. Was your living space the same or a different space from where you are living now?

same 1
different 2

B59. How much did you pay <u>per month</u> for your previous work and living spaces? (including rent/mortgage, utilities, and taxes) (If the space was shared, give the actual cost to you.)

living: $ _____

work: $ _____

<u>or</u> combined: $ _____

GO TO C1

PREVIOUS WORK SPACE IN A <u>SEPARATE</u> BUILDING FROM LIVING SPACE

B60. In what type of building was your previous <u>work space</u> located?

single family home 01
semi-detached house 02
row house 03
accessory apartment/apartment or flat in a duplex or converted house 04
condominium 05
apartment in a building that has less than five storeys 06
apartment in a building that has five or more storeys 07
office building 08
warehouse 09
warehouse loft 10
factory/other industrial building 11
above a store 12
storefront 13
other _____ 14

B61. What were the nearest cross streets?

_____ ___ ___ ___ ___

B71. Approximately what was the total square footage of your living space? (if space was shared, give the actual amount apportioned to you)

up to 399 sq. ft.	01
400 - 599 sq. ft.	02
600 - 799 sq. ft.	03
800 - 999 sq. ft.	04
1,000 - 1,199 sq. ft.	05
1,200 - 1,399 sq. ft.	06
1,400 - 1,599 sq. ft.	07
1,600 - 1,799 sq. ft.	08
1,800 - 1,999 sq. ft.	09
more than 2,000 sq. ft. (SPECIFY) _____	10

B72. How much did you pay <u>per month</u> for your living space? (including rent/mortgage, utilities, and taxes) (If the space was shared, give the actual cost to you.)

living: $ _____

SECTION C: WORK SPACE PREFERENCE

We are interested in the types of work spaces you would consider.

C1. What kind of neighbourhood would you prefer your work space be in:

	yes	no
residential	1	2
commercial	1	2
industrial	1	2
mixed residential/commercial	1	2
other (specify) _____	1	2
no strong preference	1	2

C2. How large would you prefer your work space to be?

up to 399 square feet	01
400 - 599 square feet	02
600 - 799 square feet	03
800 - 999 square feet	04
1,000 - 1,199 square feet	05
1,200 - 1,399 square feet	06
1,400 - 1,599 square feet	07
1,600 - 1,799 square feet	08
1,800 - 1,999 square feet	09
more than 2,000 square feet (specify) _____	10

C3. The City of Toronto may be able to provide some unfinished warehouse space for use as artists' work space. Unfinished means that there would be heat, electricity, and water, but it would not necessarily be partitioned. Would you consider leasing such work space if you knew you could only stay there for a specified period of time, and then the building would be demolished? Would you consider it if the lease was for:

	yes	no
1 year	1	2
2 years	1	2
3 years	1	2
4 years	1	2

C4. Would you consider a shared work space arrangement?

yes 1
no 2

C5. Would you consider a co-operative work space arrangement?

yes 1
no 2

C6. What is the maximum monthly amount you could pay for your work space? (Include rent/mortgage, utilities, and taxes) $ _____

C7. If you had to chose between paying more rent or having a smaller space, which would you chose?

more rent 1
smaller space 2

SECTION D: OTHER TYPES OF SPACE

I would like to ask you about other types of space that you may use for your artistic work.

D1. In addition to your work space, do you use other types of space for your artistic work?

yes 1
no . . . . 2 GO TO E1

D2. What type of space do you use?

	yes	no
exhibition/gallery	1	2
rehearsal space	1	2
studio	1	2
performance/theatre	1	2
other (specify) _____	1	2

col

B62. Did you own or rent this space?

own 1
rent with no lease 2
rent with a lease up to 1 year . . . . 3 ASK a&b
rent with a lease of 1 to 2 years . . . . 4 ASK a&b
rent with a lease of 2 to 3 years . . . . 5 ASK a&b
rent with a lease of 3 to 4 years . . . . 6 ASK a&b
rent with a lease of 4 or more years . . . . 7 ASK a&b
share free space 8
other (SPECIFY) _____ 9

(a) IF LEASE: Was there a sale or demolition clause in your lease?

yes 1
no 2
NA 9

(b) IF LEASE: In what year did your lease expire?

1 9 ____ ____

B63. Did you share your previous work space with other artists?

no 1
yes, with 1 other person 2
yes, with 2 to 3 other people 3
yes, with 4 to 5 other people 4
yes, with more than 5 other people 5

B64. Approximately what was the <u>Total Square Footage</u> of your previous work space? (If the space was shared, give the actual amount apportioned to you.)

up to 399 sq. ft. 01
400 - 599 sq. ft. 02
600 - 799 sq. ft. 03
800 - 999 sq. ft. 04
1,000 - 1,199 sq. ft. 05
1,200 - 1,399 sq. ft. 06
1,400 - 1,599 sq. ft. 07
1,600 - 1,799 sq. ft. 08
1,800 - 1,999 sq. ft. 09
more than 2,000 sq. ft. (SPECIFY) _____ 10

B65. How much did you pay <u>per month</u> for your previous work space? (include rent/mortgage, utilities, and taxes) (If space was shared, give the actual cost to you).

$ _____

B66. Was your living space the same or a different space from where you are living now?

same 1
different 2

B67. In what type of building was your previous living space located?

same as now	00
single family home	01
semi-detached house	02
row house	03
accessory apartment/apartment or flat in a duplex or converted house	04
condominium	05
apartment in a building that has less than five storeys	06
apartment in a building that has five or more storeys	07
office building	08
warehouse	09
warehouse loft	10
factory/other industrial building	11
above a store	12
storefront	13
other _____	14

B68. What were the nearest cross streets?

_____ ____ ____ ____ ____

B69. Did you own or rent this space?

own	1
rent with no lease	2
rent with a lease up to 1 year	3 ASK a&b
rent with a lease of 1 to 2 years	4 ASK a&b
rent with a lease of 2 to 3 years	5 ASK a&b
rent with a lease of 3 to 4 years	6 ASK a&b
rent with a lease of 4 or more years	7 ASK a&b
share free space	8
other (SPECIFY) _____	9

(a) IF LEASE: Was there a sale or demolition clause in your lease?

yes	1
no	2
NA	9

(b) IF LEASE: In what year did your lease expire?

19____ ____

B70. At this time, did you share your living space with other artists?

no	1
yes, with 1 other person	2
yes, with 2 to 3 other people	3
yes, with 4 to 5 other people	4
yes, with more than 5 other people	5

col

Resp ID:____

lin

E6. Are you currently:

married or living with a partner 1
separated 2
divorced 3
widowed 4
never married 5

E7. Do you have any children?

yes 1
no . . . . 2 GO TO E10

(a) IF YES: How many? _____

E8. Do any of them live in your household?

yes 1
no . . . . 2 GO TO E10

E9. What are the ages of the children living in your household? (In descending order)

Ages _____

_____

_____

E10. How many motorized vehicles does/do you or your family own? _____

E11. In the last year, how many hours per week did you spend, on average, on your work as an artist?

hours per week _____

E12. Are you currently working at another job?

yes 1
no . . . . 2 GO TO E14

(a) IF YES: How many hours per week, on average, do you work at this job?

hours per week _____

(b) What kind of job are you doing?

_____ _____ _____

(c) In this job are you mainly:

working for wages, salary, tips, or commission 1
self-employed without paid help 2
self-employed with paid help 3

col

D3. How often do you use additional work space? Would this be:

every day 1
a couple of times a week 2
a couple of times a month 3
a couple of times a year 4

D4. In 1988, approximately how much money did you spend on the use of other types of art-related work space?

$ _____

SECTION E: BACKGROUND INFORMATION

E1. How many years have you been practicing your art form as a professional?

number of years _____

E2. INTERVIEWER: NOTE SEX

male 1
female 2

Now I have a few questions about your background.

E3. How old were you on your last birthday?

_____ years

E4. How many years of education have you ever completed?

_____ years

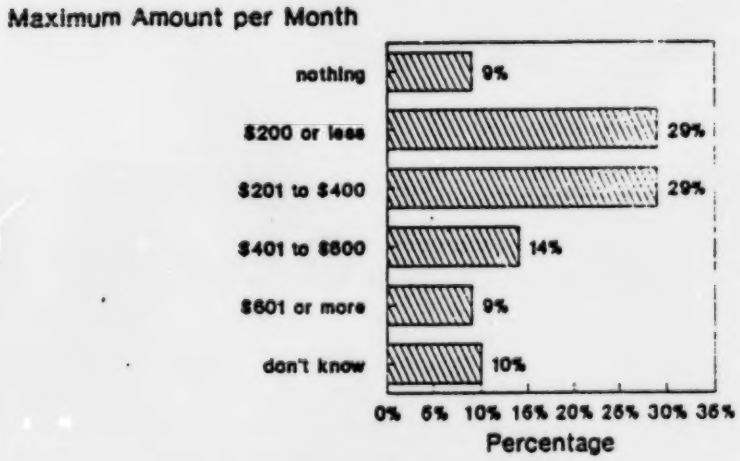
E5. What is your highest diploma, certificate or degree?

none 00
secondary (high) school graduation 01
trade certificate or diploma 02
other non-university certificate or diploma (obtained at community college, CEGEP, institute of technology, etc.) 03
university certificate or diploma below bachelor level 04
Bachelor's degree(s) (ie. B.A., B.Sc., B.A.Sc., LL.B.) 05
university certificate or diploma above bachelor level 06
Master's degree(s) (ie. M.A., M.Sc., M.Ed.) 07
degree in medicine, dentistry, veterinary medicine, or optometry (ie. M.D., D.D.S., D.M.D., D.V.M., O.D.) 08
earned doctorate (ie. Ph.D., D.Sc., D.Ed.) 09

Artists were asked the maximum amount they could pay for their work space, including rent/mortgage, utilities and taxes. The amount given varied from not being able to afford to pay for any work space, to $4,000 a month. On average, artists could afford to pay $384 and the variation was as follows:

FIGURE 3.6.1

Maximum Amount Artists Could Pay for Workspace per Month



Again, dancers would be willing to pay more ($615), given their preference for a larger work space. Two-thirds of artists identified that they would consider either a shared (N=197) or a co-operative work space arrangement (N=199).

(d) How long does it take you to travel from your home to your job? minutes _____

E13. Approximately how many weeks per year do you spend working at a job other than your work as an artist?

weeks per year _____

E14. Did you receive a government grant to assist you with your art in 1988?

yes 1
no 2

E15. In 1988, did you receive other sources of income from the government, such as unemployment insurance, general welfare allowance, or family benefits allowance?

yes 1
no 2

E16. What was your total <u>personal</u> income from all sources, before taxes, in 1988. Please include income from art work; wages from other jobs, government grants and other sources of income from the government, and any investment income.

$ _____

E17. In 1988, what was your personal gross income derived from art related activities? (income from art work before taxes and expenses)

$ _____

E18. **IF MARRIED OR COMMON LAW, ASK:** In 1988, what was your total family or household income from all sources?

$ _____

E19. Approximately how much money did you spend in 1988 on art-related expenses <u>excluding</u> work space?

$ _____

This ends the questionnaire.
THANK YOU for your assistance.